



## Detached FAMILY HOME

CHECK OUT this 4 Bedroom Detached FAMILY HOME - Cul de Sac location. Close to; Town, Village, shops, amenities, public transport, rail station & Countryside. Large Living Room, Modern Kitchen, Separate Dining Room, Conservatory and a Private Garden along with Garage & Off-Road Parking.

95 Longfield Avenue | Newton Abbot | TQ12 3RA



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,318 sq ft



LOCATION  
TOWN



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

68 D



COUNCIL TAX BAND

D



### in a nutshell...

- Cul-de-sac location
- 4 Bedrooms
- Light & Airy Living Room
- Spacious Kitchen
- Separate Dining Room
- Conservatory
- Single Garage & Off Road Parking
- Sought After Residential Location
- Close to Local Shops and amen





## the details...

CHECK OUT this very well presented, spacious Detached FAMILY HOME in the popular village of Kingsteignton, close to local schools, shops, amenities, public transport, dog walks and within a short distance to Newton Abbot Town with further shops and Rail Station. easy access to A380.

The house is set back from road in a quiet and sought after Cul-De-Sac location, there is a typical town Garden frontage, ample Off-Road Parking which leads on to single Garage that has Power. The Entrance Hall gives access to a Downstairs W/C and also the main Living Room which lets in plenty of light with the Dual Aspect windows whilst overlooking the front garden.

The Kitchen offers plenty of worktop & cupboard space, an integral dishwasher, fridge freezer, built in microwave, electric oven & grill, Induction hob & cooker hood. The Window and door letting in plenty of Natural Light Overlooking the Back Garden. From the kitchen there is a spacious Dining Room which leads into a Light & Airy Conservatory with double doors which opens on to a Decked area.

The first floor has FOUR Double Bedrooms with fantastic views over looking Haytor, Substantial sized Windows in all Rooms to capture that VIEW but equally allowing a lot of Natural Light to flow through the property, immaculate Family Bathroom with an upgraded Jacuzzi Bath .

The Garden to the rear of the property is very Private and Secluded...Out from the Conservatory is well maintained decked area & paved patio path leading onto the Grass which has a Ornamental center piece. Great place to ENJOY the sunshine but also to take in the Fantastic views.

A lovely FAMILY HOME! Well worth a look.

Tenure: Freehold  
Council: Tax Band D



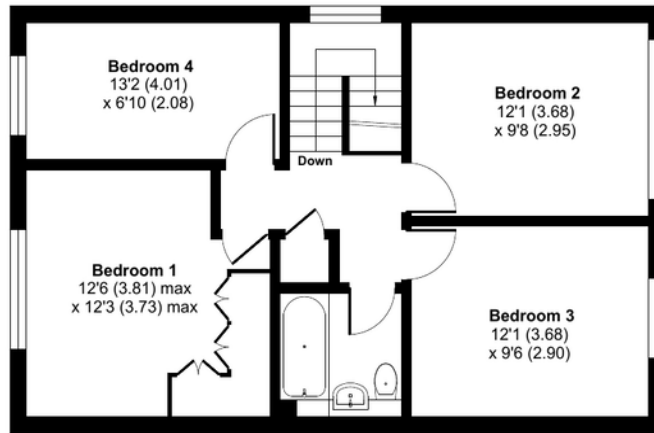
## Longfield Avenue, Kingsteignton, Newton Abbot, TQ12

Approximate Area = 1318 sq ft / 122.4 sq m

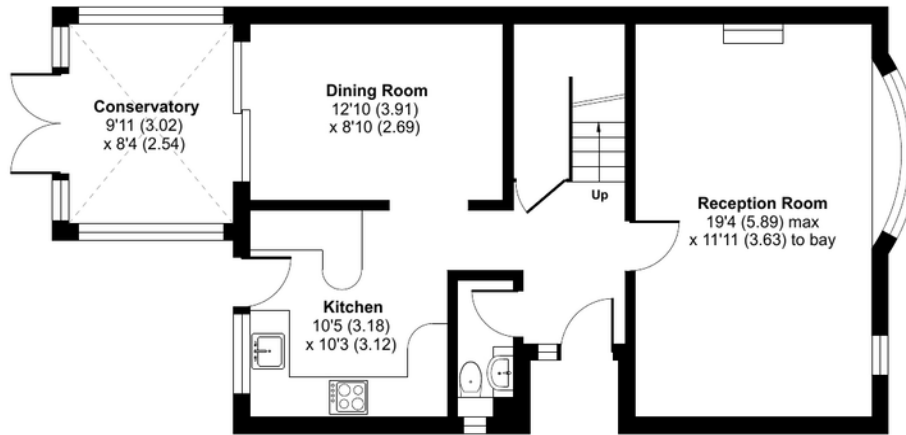
Garage = 147 sq ft / 13.6 sq m

Total = 1465 sq ft / 136 sq m

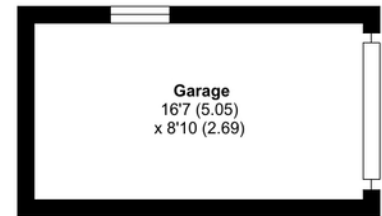
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2024. Produced for Ashtons Complete (Complete Property). REF: 1150914



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## the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 3RA





Need a more complete picture? Get in touch with your local branch...

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