



CHECK OUT this End of Terrace retirement home with its own Private Garden. Two Bedrooms, Lounge, Fitted Kitchen, Modern Shower Room & Downstairs Cloakroom/Laundry Room. Allocated & Visitor Parking and Communal Gardens. Located in the popular town of Kingsteignton.

1 Fairwaters | Kingsteignton | TQ12 3EA



thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

639 sq ft



LOCATION

Newton Abbot,  
Kingsteignton



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden, South Facing  
Garden



EPC RATING

C (69)



COUNCIL TAX BAND

C



### in a nutshell...

- Two Bedrooms
- Lounge
- Fitted Kitchen
- Downstairs W/C & Laundry Room
- Side And Courtyard Garden
- Allocated And Visitor Parking
- Share of the Freehold
- Emergency Call System
- Easy access to the A380 & M5





## the details...

Fairwaters is a retirement development for the over 60's, situated in a sought-after cul-de-sac, located off Longford Lane, enjoying picturesque, landscaped grounds. The property benefits from being on the level, close to the local bus stop and amenities.

Paved steps lead to the entrance, sheltered beneath a storm porch. The accommodation comprises a hallway, lounge, kitchen, two bedrooms, a bathroom, and a ground-floor cloakroom/laundry room. The property also benefits from gas central heating and double glazing.

Stepping through the front door, you walk into the hallway. On the left, you have the downstairs cloakroom/laundry room, which is fitted with a wall-mounted wash hand basin, low flush WC, washing machine, and tumble dryer.

The lounge has wood-effect laminate flooring and neutral decor throughout. There are stairs, with a chair lift, rising to the first floor, along with an under-stairs storage cupboard and sliding patio doors leading to the small rear garden area.

The kitchen has a range of matching base units with drawers, matching wall cabinets, working surfaces with tiled surrounds, a composite sink (with a double-glazed window above), and a built-in four-ring gas hob with a concealed extractor fan above. In addition, there is space and plumbing for a dish washer, space for a fridge/freezer, and a built-in eye-level electric oven and grill.

The first-floor landing has a double-glazed window to the side aspect, a loft hatch giving access to the roof space, and an airing cupboard. Both bedrooms have double-glazed windows, radiators, and built-in wardrobes.

The bathroom comprises a walk-in electric shower, low flush WC, and a pedestal wash hand basin with a mirror above. There is an obscured double-glazed window and a radiator.

Outside, to the front, there is a lawned area with a gate to the left side providing access onto Longford Lane. To the side of the house, there is a small garden area laid to lawn, which also houses a garden shed. A gate provides access to the rear courtyard garden.

There is allocated parking for one vehicle, along with visitors' parking.

**AGENTS NOTE:** Fairwaters has a minimum age of 60 years for the first purchaser. The lease is 968 years from 1991. The service charge is paid quarterly and is £462.75 per quarter (£1851 per annum) which covers buildings insurance, window cleaning and maintenance of the communal grounds this is subject to change yearly from the 1st April 2022. The Ground Rent is £50 per Annum. There is a Guest Suite available at a cost of £20 per night (guests provide their own bed linen etc). The emergency call system is monitored 24 hours per day with the cost covered by the service charge and the managing agents are on call during the day if there are any external issues.

Tenure: Leasehold - 968 years

Council Tax Band - C

Service Charge Per Annum £1,851 - subject to change



## what the owner loves most...

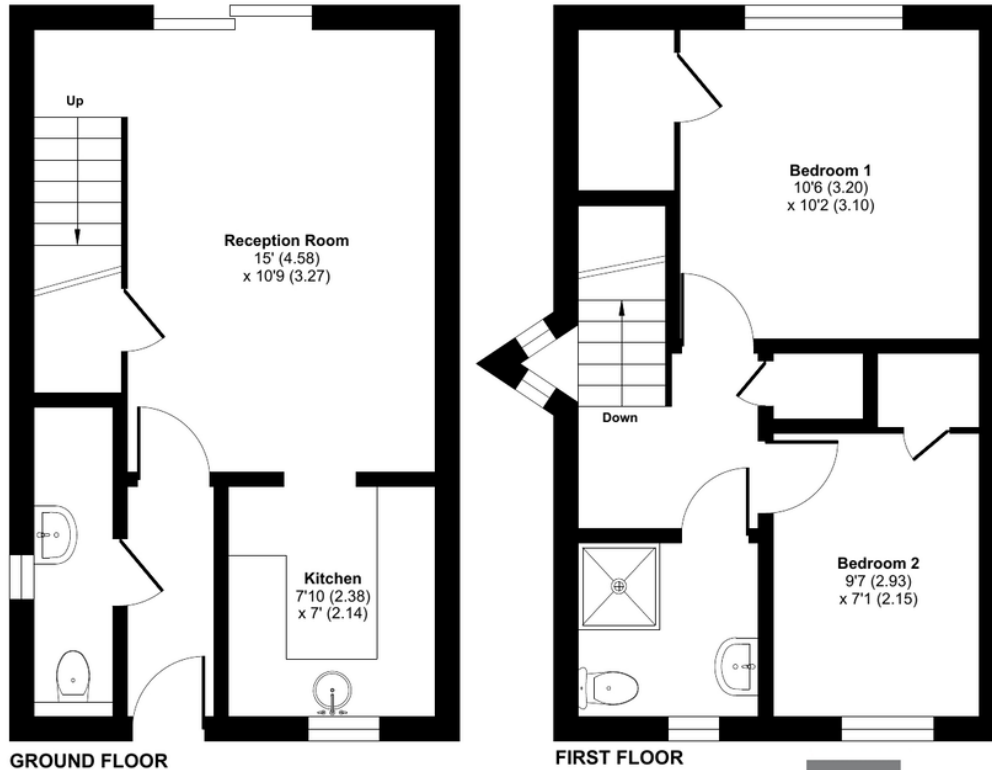
Please check Google maps for exact distances and travel times. **Property postcode: TQ12 3EA**



## Longford Lane, Kingsteignton, Newton Abbot, TQ12

Approximate Area = 639 sq ft / 59.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nithecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1219643



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