



Semi Detached Home

CHECK OUT this Beautifully Presented 2 Bedroom Characterful Home with Traditional Features and Enclosed Garden. This property comes Complete with a Living Room, Dining Room & Kitchen, Utility & Downstairs W/C, Family Bathroom & Versatile Loft Space.

7 Sandpath Road | Newton Abbot | TQ12 3BG





PROPERTY TYPE

Semi-Detached House



SIZE

1,105 sq ft



LOCATION

Kingsteignton



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

E (44)



COUNCIL TAX BAND

B



in a nutshell...

- 2 Bedrooms & Loft Space
- Living Room with Log Burner
- Dining Room
- Kitchen
- Utility Area & Downstairs W/C
- Stylish Family Bathroom with Free Standing Bath
- Light & Airy Throughout
- Desirable Kingsteignton Location
- Good Transport, Bus, Rail & Motorway Links





the details...

Check out this Beautifully Presented Characterful Home with Traditional Features and Enclosed Garden.

Situated at the end of a peaceful no-through road in Kingsteignton, this delightful Semi-Detached period-style home combines original features with modern touches. Built circa 1900, the property offers flexible accommodation across three floors, perfectly located within walking distance of local amenities, schools, and green spaces.

Step through the front door into the Entrance Hallway, which leads into the Dining room. To the right, the Living Room is a bright and inviting space, featuring a brick fireplace housing a wood-burning stove, great for those cozy evenings in. The flooring throughout from the entrance to the kitchen is fully carpeted in neutral tones, creating a warm atmosphere.

To the left of the Dining Room is the Kitchen, located at the rear of the property. Bright and modern. Well-equipped with an induction hob, extractor hood, and sink drainer, it flows round into a separate Utility Area with plumbing for a washing machine and dishwasher, plus space for a tumble dryer and freestanding appliances. A downstairs WC with toilet and hand basin completes the ground floor.

Upstairs, the Main Bedroom is spacious and full of period charm, with a traditional fireplace and lovely views toward St Michael's Church. The second Double Bedroom also retains its original fireplace and enjoys an outlook over the rear garden. The Family Bathroom is generously sized, featuring a freestanding roll-top bath, large walk-in shower, low-level WC and wash hand basin. The bathroom is tiled on the floor and halfway up the walls, offering a stylish and practical finish.

A staircase leads to the converted Loft Space, where two Velux windows provide excellent natural light and ventilation. This space would work equally well as a home office, hobby room or occasional guest bedroom.

Outside, the enclosed Rear Garden is a standout feature. Thoughtfully designed, it includes mature planting, productive flower beds ideal for growing fruit and vegetables, and two distinct patio areas-perfect for morning coffee or relaxing in the evening sun. There's also a log store and a large timber shed with power and lighting, offering excellent storage or workspace options.

Permit parking is available opposite the property if required.

Sandpath Road is a quiet and friendly no-through street in the heart of Kingsteignton. The home is within easy walking distance of local shops, primary schools, a bowling green, and bus routes-making it an ideal choice for those seeking a peaceful location without sacrificing convenience.

Tenure - Freehold

Council Tax Band - B

the floorplan...

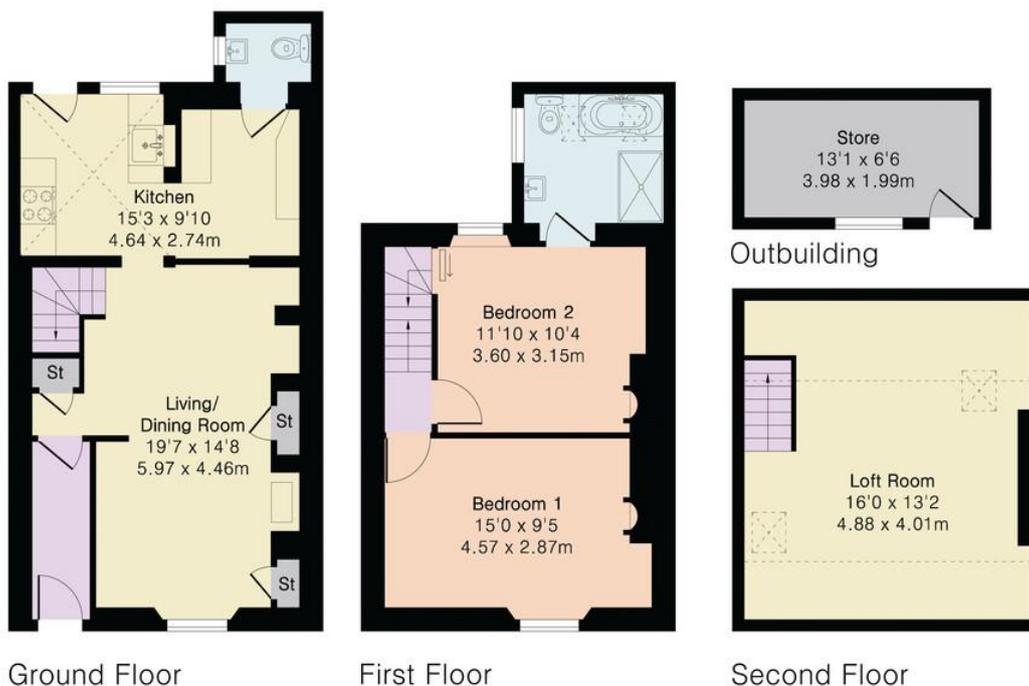
**Approximate Gross Internal Area 1105 sq ft - 102 sq m
(Excluding Outbuilding)**

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 364 sq ft – 34 sq m

Second Floor Area 284 sq ft – 26 sq m

Outbuilding Area 85 sq ft – 8 sq m



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