



21 Eagle Close, Kingsteignton - TQ12 3PF
£315,000 Freehold


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Step into a welcoming hallway, providing access to the further accommodation. The property is carpeted throughout with blue carpets and neutral-coloured walls.

The living room is a good size with a large, recessed bay window looking out to the front of the property. A brick-built feature fireplace adds a pleasant feature to this sizable room and an archway provides access into the dining room.

The dining room has plenty of space for family dining with the added benefit of double patio doors into the rear garden, perfect for those warm summer evenings.

The kitchen has a range of cream-coloured wall and base units with white worktops. Built-in appliances include a single oven, four burner electric hob with extractor fan over and a

stainless-steel sink with drainer, which sits under the rear facing window. There is designated space for a fridge/freezer and microwave. A door leads into the rear garden.

The downstairs cloakroom consists of low-level WC and wash hand basin. An obscure window to the side of the property provides natural light into this cosy room.

Upstairs you can find three bedrooms, two impressive doubles and a large single. The hallway boasts a large airing cupboard, ideal for storing your linen and towels.

The family bathroom consists of low-level WC, wash hand basin and full-size bath and is half tiled with grey and white tiles and vinyl flooring. An obscure rear aspect window overlooks the rear garden.

Measurements

Living room - 15'10 x 11'4 (4.83m x 3.45m)

Dining room - 8'9 x 8'3 (2.67m x 2.51m)

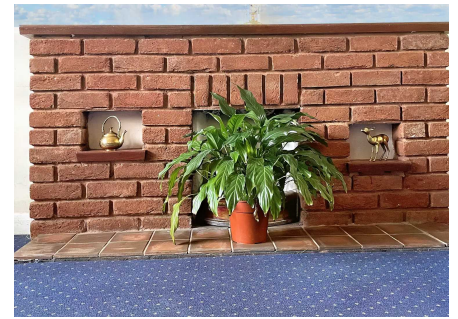
Kitchen - 9'1 x 8'4 (2.77m x 2.54m)

Bedroom - 13'4 x 9'2 (4.06m x 2.74m)

Bedroom - 12'2 x 10'5 (3.66m x 3.05m)

Bedroom - 8'1 x 7'11 (2.46m x 2.41m)

Bathroom - 7'9 x 6'7 (2.95m x 2.00m)



Useful Information

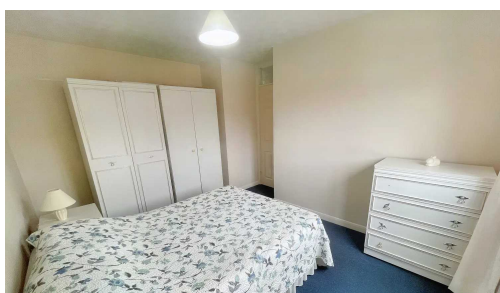
Broadband Speed - Ultrafast
1000 Mbps (According to
OFCOM)

EPC Rating - C

Teignbridge Council Tax Band
D (£2264 per year)

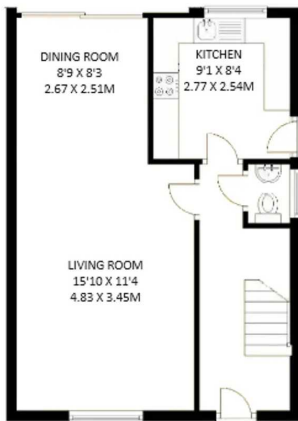
The property is freehold

Gas, water and electric
supplied

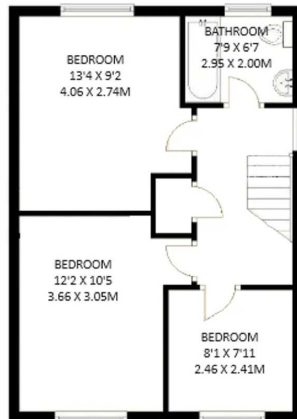


Garden

The rear garden is fully enclosed with six-foot fence and a gate that provides access to the front of the property. The garden is laid mostly to lawn with a corner of plants and shrubs. A slabbed patio lies outside the double doors from the dining room, providing a great place to relax in the warm evening sun. The garage has a rear door for access from the rear of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement

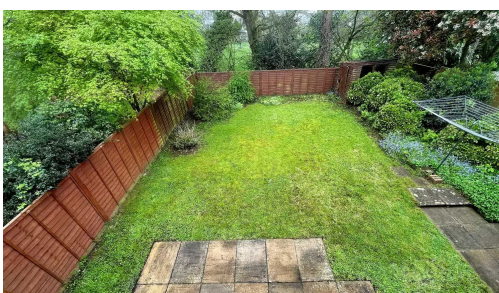


Garage

Single Garage

On Drive

1 Parking Space



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	