



16 Darran Close, Kingsteignton - TQ12 3DX

£325,000 Freehold

Two double bedrooms • Gas central heating • Garage with Off-Road Parking • Chain Free • Galley Kitchen • Conservatory/Dining room • Feature Fireplace with Back Boiler • Family Bathroom • Wraparound South Facing Gardens • Large Living Room


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Nestled in a desirable location, this enticing two bedroom bungalow awaits its new owners with the added benefit of no onward chain.

Upon entering, you are greeted by a spacious hallway that leads you into the heart of the home. The galley kitchen is a chef's dream, boasting integrated appliances such as a dishwasher, electric hob, eye-level double oven, and ample space for a fridge freezer and washing machine. The adjacent conservatory, currently utilised as a dining room, offers a tranquil setting to enjoy meals while basking in the natural light that floods the space.

The property also features a large living room with captivating views over the rear garden, complete with a charming feature fireplace to cosy up by during chilly evenings. Two generously sized double bedrooms provide comfortable retreats, complemented by a well-appointed bathroom equipped with a low-level WC, wash hand basin, and a bath with a shower over.

Additional highlights include an airing cupboard, gas central heating (Provided by Back Boiler), and double glazing throughout, ensuring a warm and energy-efficient living environment.

Beyond the confines of the bungalow, a delightful outdoor space awaits, perfect for entertaining and enjoying the fresh air. The expansive garden provides ample room for gardening enthusiasts to cultivate their favourite blooms or simply to unwind amidst the greenery. Whether you're hosting a summer barbeque or simply enjoying a leisurely afternoon in the sun, this private sanctuary offers a serene escape from the hustle and bustle of every-day life. With potential for personalisation and a plethora of outdoor possibilities, this property presents an exceptional opportunity to create lasting memories in a welcoming setting just waiting to be called home.

Measurements

Living Room - 15'11 × 12'5 (4.85m x 3.79m)

Kitchen - 12'5 × 8'0 (3.78m x 2.43m)

Dining Room - 11'2 × 7'2 (3.41m x 2.18m)

Bedroom - 11'11 × 10'6 (3.63m x 3.21m)

Bedroom - 12'0 × 8'11 (3.65m x 2.72m)

Bathroom - 8'7 × 6'5 (2.62m x 1.96m)

Garage - 16'0 × 8'0 (4.87m x 2.45m)



Important Information

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating - D

Teignbridge Council Tax Band - C (£2013 Per Year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold



The well-maintained wraparound garden envelops the abode with a sense of privacy and seclusion, creating a serene backdrop for outdoor activities or moments of quiet contemplation. Unwind on the expertly landscaped grounds while revelling in the natural beauty that surrounds you, or indulge in al fresco dining on the patio as you bask in the gentle sunlight. The single garage offers a secure space for an extra parking space or storage, ensuring utmost practicality for residents and visitors alike. A charming timber shed and a greenhouse thoughtfully positioned within the garden invite residents to unleash their creativity in gardening pursuits, fostering a connection with nature right at their doorstep. An idyllic sanctuary for those seeking a peaceful retreat from the hustle and bustle of every-day life, this property stands as a testament to comfortable living amidst a serene natural setting.



Garage

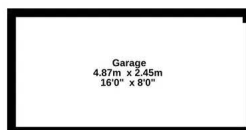
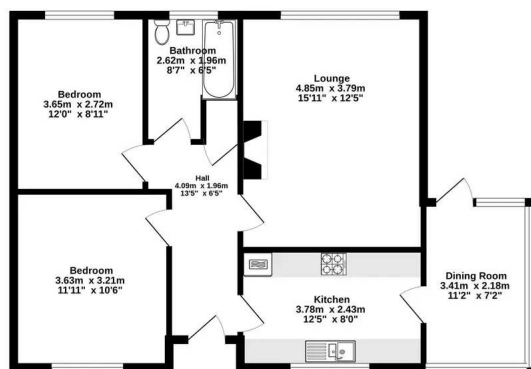
Single Garage

Driveway

1 Parking Space

Ground Floor
67.6 sq.m. (728 sq.ft.) approx.

Garage
11.9 sq.m. (128 sq.ft.) approx.



TOTAL FLOOR AREA : 79.5 sq.m. (856 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC