

42 Tarrs Avenue, Kingsteignton

£325,000 Freehold

Detached Bungalow • Lounge • Three Bedrooms • Bathroom with separate WC • Utility Room/Rear porch • Garage • Off Road Parking • Front & Rear Garden • In Need of Modernisation

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the key to your home



Located in a quite location in Kingsteignton, this property stands as a testament to potential and opportunity. Its quiet location and cul-de-sac setting provide the ideal backdrop for a harmonious lifestyle, with a blend of privacy and community spirit. In need of modernisation, this bungalow invites you to unleash your creativity and transform it into a bespoke sanctuary that reflects your individual style and preferences.

Upon entry, you are greeted by a spacious lounge, ideal for relaxing evenings or hosting gatherings with loved ones. The kitchen provides a functional space with plenty of storage and worktop space. Three generously sized bedrooms offer sanctuary and rest, each promising a peaceful haven for rejuvenation after a long day.

Convenience is key in this property, with a well-appointed bathroom accompanied by a separate WC for added privacy. A utility room/rear porch ensures practicality in daily chores, while a garage and off-road parking provide ample space for vehicles and storage needs. The front and rear garden spaces offer a tranquil retreat, perfect for those green finger gardeners.

In summary, this property offers a rare chance to sculpt a dream home in a desirable location, combining comfort, convenience, and potential in one enticing package. Embrace the possibilities that await within these walls and envision the lifestyle of tranquillity and fulfilment that could be yours. Do not miss out on this unique opportunity; arrange a viewing today to unlock the hidden gem that is this detached bungalow waiting to be rediscovered and revitalised.

MEASUREMENTS

Lounge - 16'10" x 12'04" (4.88m x 3.66m)

Kitchen - 12'08" x 9'04" (3.68m x 2.74m)

Bedroom - 12'03" x 11'10" (3.66m x 3.35m)

Bedroom - 12'02" x 9'10" (3.66m x 2.74m)

Bedroom - 8'10" x 8'06" (2.46m x 2.45m)

Bathroom - 8'10" x 5'10" (2.46m x 1.52m)

Utility Room/Porch - 33'11" x 5'11" (10.06m x 1.52m)

USEFUL INFORMATION

Teignbridge Council Tax Band: D

Council Tax Annual Cost: £2,380 (2024 / 2025)

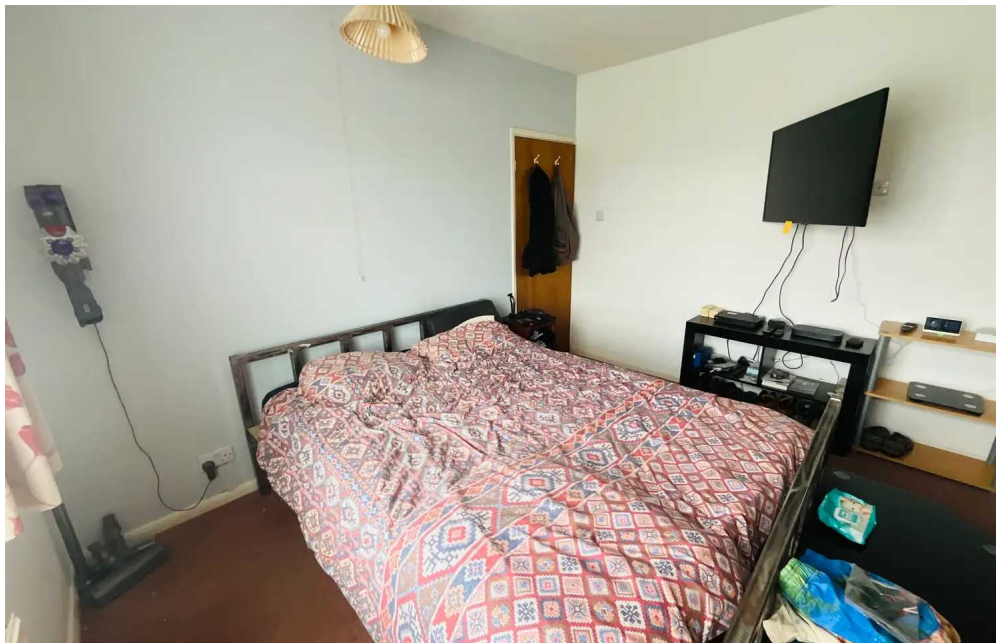
Gas Central Heating

EPC Rating - D

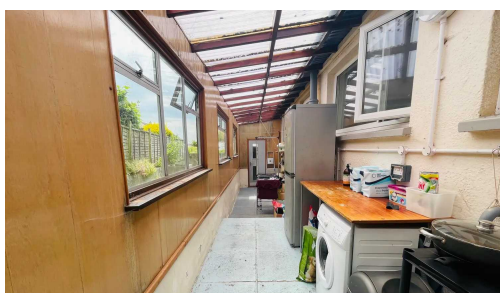
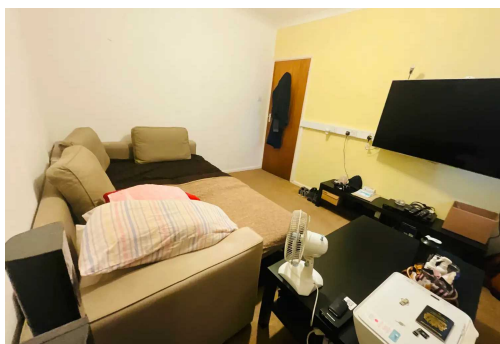
Mains Gas, Mains Electric, Mains Water and Mains Sewerage all Connected

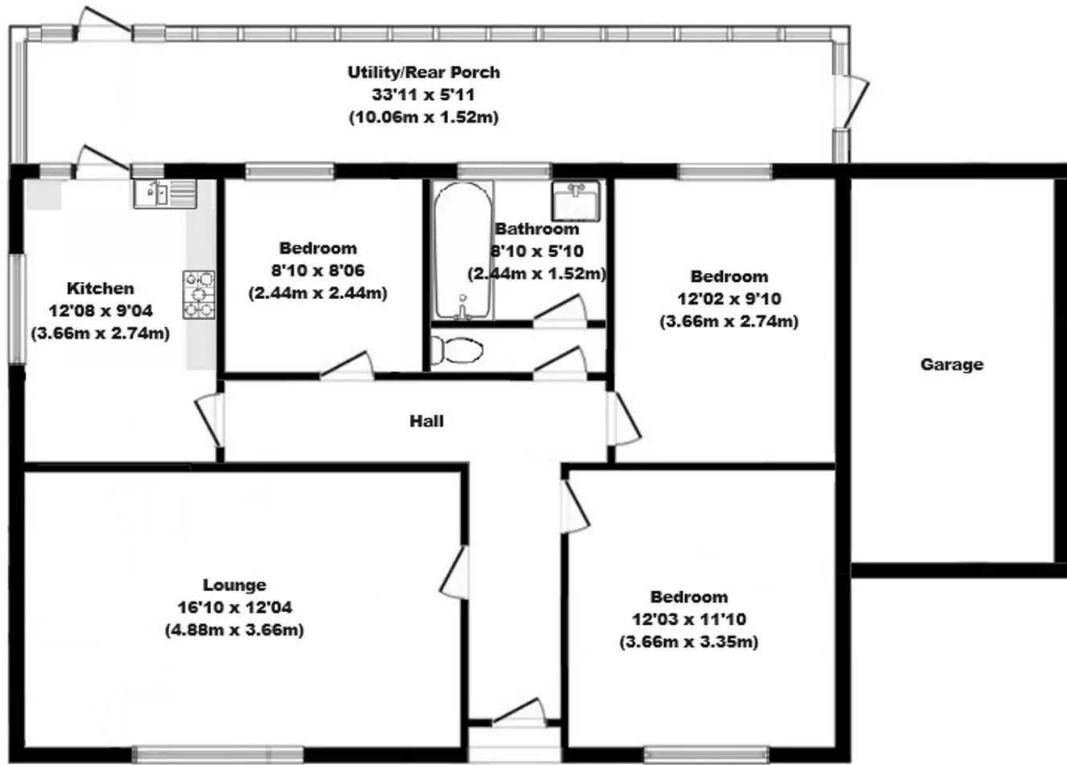
Broadband Speed - Ultrafast 1000Mbps (According to OFCOM)

This Property is Freehold

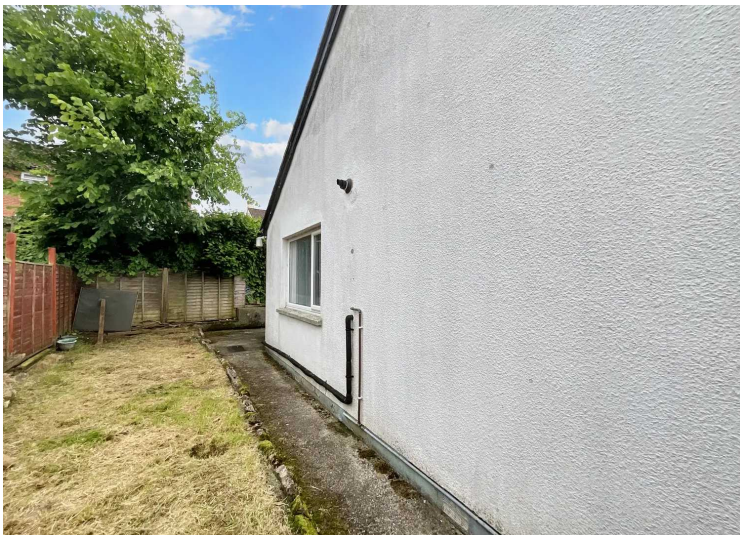


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- In Need of Modernisation





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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		90
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	