



49 Linhay Drive, Kingsteignton

£475,000 Freehold

Four Bedroom Detached House • Beautifully Presented • Entrance Hallway • Kitchen/Diner • Dual Aspect Lounge • Four Double Bedrooms • Ensuite To Principal Bedroom • Bay Windows • Garage • Driveway Parking

Contact Us...

☎ 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL


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the key to your home



Built in 2018, this immaculate four-bedroom detached house exudes a blend of contemporary charm and sophisticated elegance. From the moment you step into the inviting entrance hallway, with a carpeted staircase leading to the upper level and doors opening to the spacious downstairs accommodation, a sense of meticulous care and attention to detail is palpable.

The heart of this home lies in the expansive kitchen/diner, boasting high gloss, Charcoal and white, wall and base units that perfectly marry style with functionality. Integrated appliances including a dishwasher and fridge/freezer, add a touch of modern convenience, ensuring meal preparations are a joyous affair. Built-in you can find a single oven with microwave over, gas hob with extractor fan and space and plumbing for a washing machine. A door opens into the rear garden.

A downstairs WC provides added practicality, with a low-level WC and wash hand basin, an ideal convenience for guests, while the living room beckons with its understairs cupboard, front aspect window framing picturesque views, and double French doors that lead to potential outdoor dining.

Ascending to the upper level, the allure continues with a generously sized principal bedroom offering a sanctuary of comfort and tranquillity. Complete with a luxuriously appointed en-suite bathroom and commanding views overlooking the front of the property, and towards the estuary. A family Bathroom equipped with low-level WC, wash hand basin and full size bath with shower over, is elegantly styled with modern grey tiles covering the floor and walls. Three further double bedrooms complete the upstairs, in this family home.

Conveniently located within reach of local amenities, market towns, and transportation links, this home seamlessly combines style and functionality. The property's meticulous presentation to showroom standard sets it apart, offering a turnkey solution for discerning buyers seeking both quality and comfort.

In conclusion, this property stands as a beacon of modern living, where refined elegance meets practical convenience. With its carefully curated spaces and attention to detail, this residence presents a unique opportunity to own a home that embodies both style and substance. Don't miss the chance to experience the magic for yourself - arrange a viewing today and step into a world of refined living. Contact us now for further information and make your dream home a reality.

Measurements

Kitchen/Diner - 22'2 × 14'4 (6.76m x 4.36m)

Lounge - 22'2 × 14'8 (6.76m x 4.48m)

Bedroom - 13'1 × 11'6 (3.99 × 3.51m)

Bedroom - 14'6 × 11'6 (4.43m x 3.50m)

Bedroom - 10'11 × 10'6 (3.33m x 3.20m)

Bedroom - 10'6 × 8'10 (3.20m x 2.70m)

Garage - 18'7 × 10'10 (5.67m x 3.31m)



Important Information

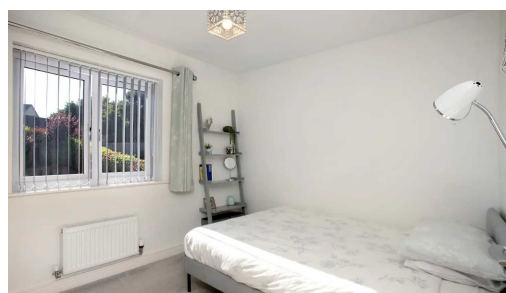
Broadband Speed 1000 Mbps
(According to OFCOM)

EPC Rating B

Teignbridge Council Tax Band E
(£2908 Per Year)

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

The property is Freehold



Garden

The large rear garden is fully enclosed with well maintained laurel hedgerows. Accessed via a rear gate, this garden has a level lawn which tails off in a slight uphill slope. The slabbed patio area is a good size and accessed via double patio doors from the lounge. There is a pathway leading to a door offering access to the rear of the garage.



Garage

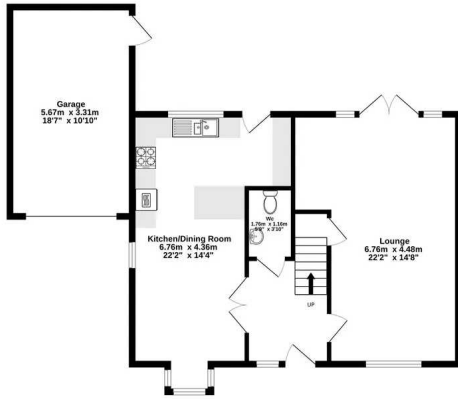
Single Garage

Driveway

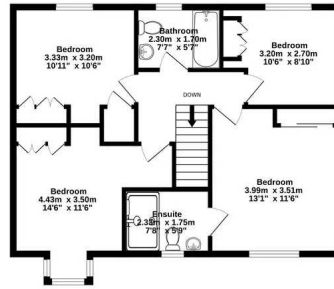
4 Parking Spaces



Ground Floor
79.4 sq.m. (855 sq.ft.) approx.



1st Floor
60.0 sq.m. (645 sq.ft.) approx.



TOTAL FLOOR AREA : 139.4 sq.m. (1500 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropix 12/2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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		94
(81-91)	B	84	
(69-80)	C		
(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	