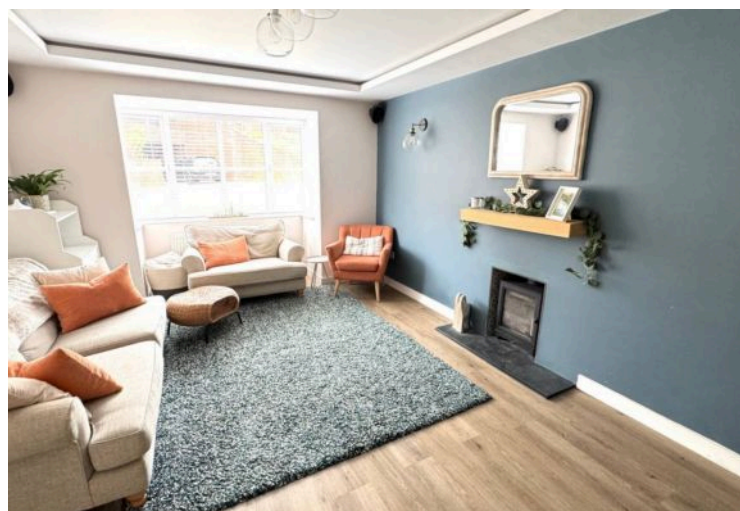




7 Abbotswood, Kingsteignton

£460,000 Freehold

Detached Family House • Four Double Bedrooms (Principal Ensuite) • Spacious Lounge • Separate Dining Room • Kitchen/Breakfast Room • Utility Room & Downstairs WC • Front and Rear Gardens • Garage With Driveway Parking • Driveway Parking • Panoramic Countryside Views

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the key to your home



Step through the front door into the welcoming hallway of this charming family home, where you're immediately led into the heart of the property. The layout flows effortlessly into the spacious living room, modern kitchen/breakfast room, and a separate dining area at the rear.

The living room is generously proportioned and bathed in natural light from the front-facing window. A recessed wall adds character, while the focal point is the elegant inset log burner with a wooden mantel—perfect for cosy evenings. The room is finished with warm wood-effect laminate flooring, LED ceiling strip lighting, and coordinated ceiling and wall lights, creating a comfortable and inviting atmosphere.

The kitchen/breakfast room is both practical and beautifully styled. Cream-toned stone floor tiles complement the oak-effect units and golden quartz-style worktops. A gas hob is thoughtfully positioned apart from the built-in oven and grill, offering flexibility for cooking. From the sink, enjoy picturesque views stretching out towards Dartmoor. There's also ample space for a breakfast table, making this a perfect spot for casual dining.

Adjoining the kitchen is a utility room, offering space for a washing machine and dishwasher, with access to the rear garden. A convenient downstairs WC with a pedestal sink is also located here.

The dining room is ideal for family meals or entertaining guests, with sliding doors that open onto a generous patio area.

The dining room is ideal for family meals or entertaining guests, with sliding doors that open onto a generous patio area—perfect for family dining while taking in the breathtaking Dartmoor views.

A winding staircase leads to the first floor, where you'll find four double bedrooms and a family bathroom.

The first bedroom is a spacious double with a built-in wardrobe and a view over the quiet cul-de-sac. The principal bedroom features a stylish half-panelled wall, a large window, built-in wardrobes and shelving, and a sleek en-suite shower room with a walk-in shower, vanity basin, and low-level WC.

A linen cupboard sits between the principal and third bedrooms. The third bedroom is another well-sized double, offering views towards the moors. The boiler cupboard is conveniently located just outside.

The family bathroom is a good size, with warm white tiles and soft pink accents. It includes a pedestal sink, toilet, and a bath with an overhead shower.

The fourth bedroom enjoys an abundance of natural light through a large window, offering panoramic countryside views. This versatile space could also serve as a home office or study.

Lounge - 11' 7" x 17' 6" (3.53m x 5.33m)

Kitchen/Breakfast Room - 10' x 14' 3" (3.05m x 4.34m)

Dining Room - 10' 11" x 9' 4" (3.33m x 2.84m)

Utility Room - 4' 11" x 9' 5" (1.5m x 2.87m)

Bedroom - 10' 7" x 11' 3" (3.23m x 3.43m)

Bedroom - 11' 7" x 15' 2" (3.53m x 4.62m)

Bedroom - 8' 11" x 12' 10" (2.72m x 3.91m)

Bedroom - 9' 9" x 9' 9" (2.97m x 2.97m)

Family Bathroom - 6' 11" x 9' 9" (2.11m x 2.97m)

Garage - 8' 7" x 16' 5" (2.62m x 5m)



Useful Information

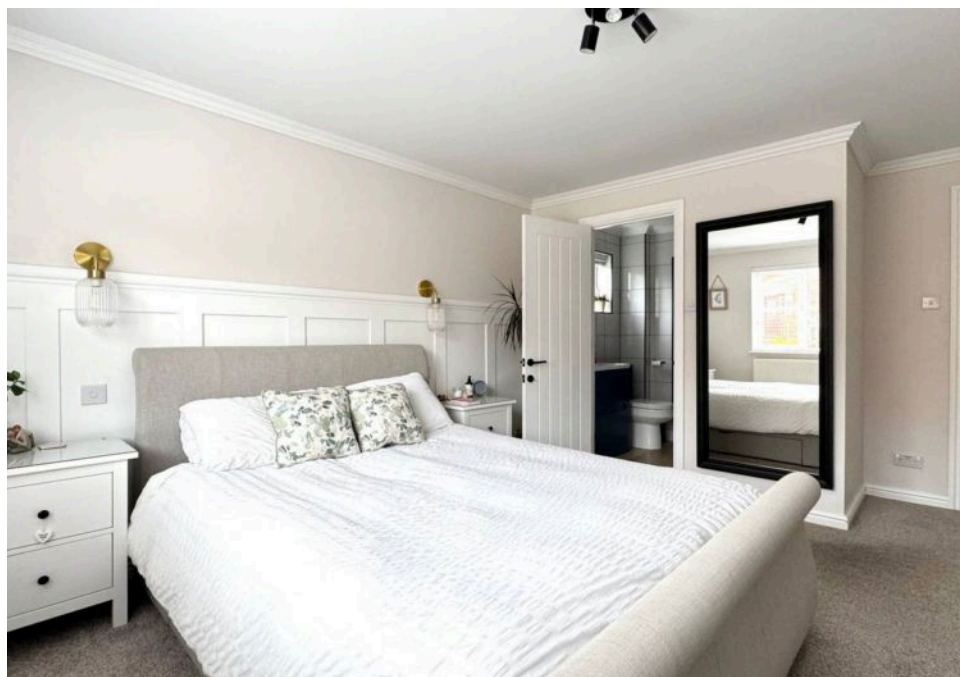
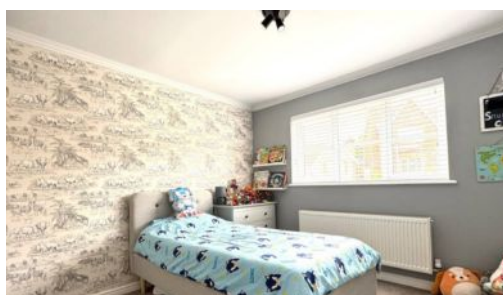
Mains Electricity, Gas and Water all connected

Teignbridge District Council Band E
£3,047.53

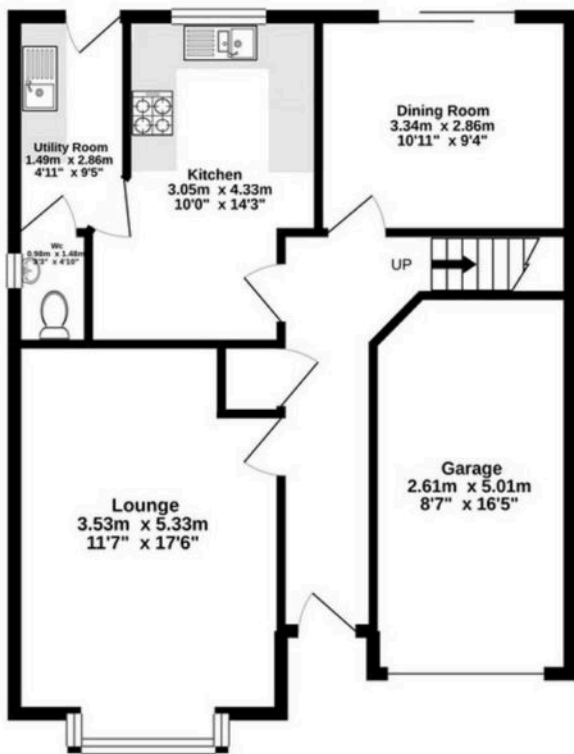
Broadband Download Speed Ultra-fast
up to 1800Mbps (According to
OFCOM)

EPC Rating D

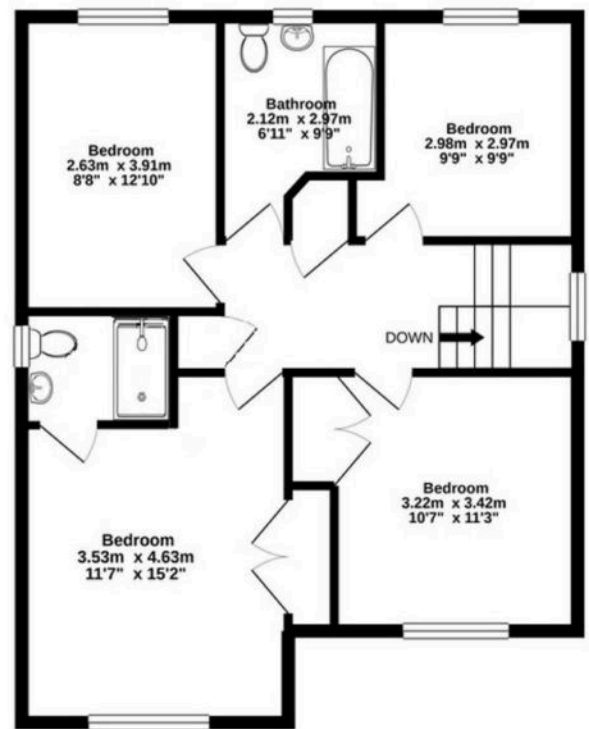
The property is freehold



Ground Floor
66.1 sq.m. (711 sq.ft.) approx.



1st Floor
64.2 sq.m. (691 sq.ft.) approx.



TOTAL FLOOR AREA : 130.3 sq.m. (1402 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 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.
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