





9 Whitears Way, Kingsteignton

£280,000 Freehold

Three-bedroom family home • Popular Kingsteignton location • Spacious lounge • Separate dining room • Useful utility area • Ground-floor WC • Three well-proportioned bedrooms • Front and rear gardens • Driveway providing off-road parking • Garage

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the key to your home



This well-proportioned **three-bedroom house in Kingsteignton** offers generous living accommodation, a garage and driveway parking, together with gardens to the front and rear. The property has been well maintained but would benefit from some updating, making it an excellent opportunity for buyers looking to create a home to their own taste.

The accommodation begins with an **entrance porch**, leading into a particularly spacious **lounge**, measuring approximately 20'3" x 15'4". This bright and versatile reception room enjoys a large window overlooking the front garden and provides plenty of space for a range of seating. From here, the accommodation continues through to a separate **dining room**, offering an excellent space for family meals and entertaining, with access towards the rear of the property.

The **kitchen** is fitted with a range of wall and base units with work surfaces over, incorporating a sink beneath the window, gas hob, double oven and space for appliances. Adjoining the kitchen is a useful **utility area**, with access outside, together with a convenient **ground-floor WC**. The garage can also be accessed internally, providing useful additional storage and practicality.

On the first floor are **three bedrooms**. The principal bedroom is a comfortable double with fitted mirrored wardrobes, while the second bedroom is also a good-sized room with built-in storage. The third bedroom would make an ideal single bedroom, nursery or home office. The accommodation is completed by the **bathroom**, fitted with an enclosed shower cubicle with Mira electric shower, WC and wash hand basin.

Outside, the property benefits from an established **front garden**, attractively planted with a variety of mature shrubs and flowering plants. A **driveway provides off-road parking and leads to the integral garage**. To the rear is a further garden, offering outside space for seating, planting and general enjoyment.

Anti-Money Laundering Regulations: *Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.*

Measurements

Lounge – 20'3" x 15'4" (6.17m x 4.67m)
Dining Room – 12'9" x 11'9" (3.89m x 3.58m)
Kitchen – 12'6" x 7'10" (3.81m x 2.39m)
Bedroom – 12'2" x 10'0" (3.71m x 3.05m)
Bedroom – 15'3" x 7'11" (4.65m x 2.41m)
Bedroom – 9'1" x 6'7" (2.77m x 2.01m)
Bathroom – 5'11" x 5'9" (1.80m x 1.75m)
Garage – 17'2" x 8'5" (5.23m x 2.57m)







Important Information

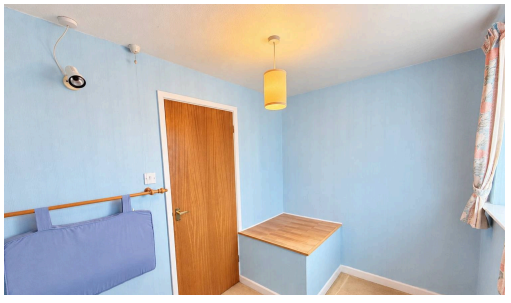
Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

Teignbridge Council Tax Band D (£2666.57 2026/2027)

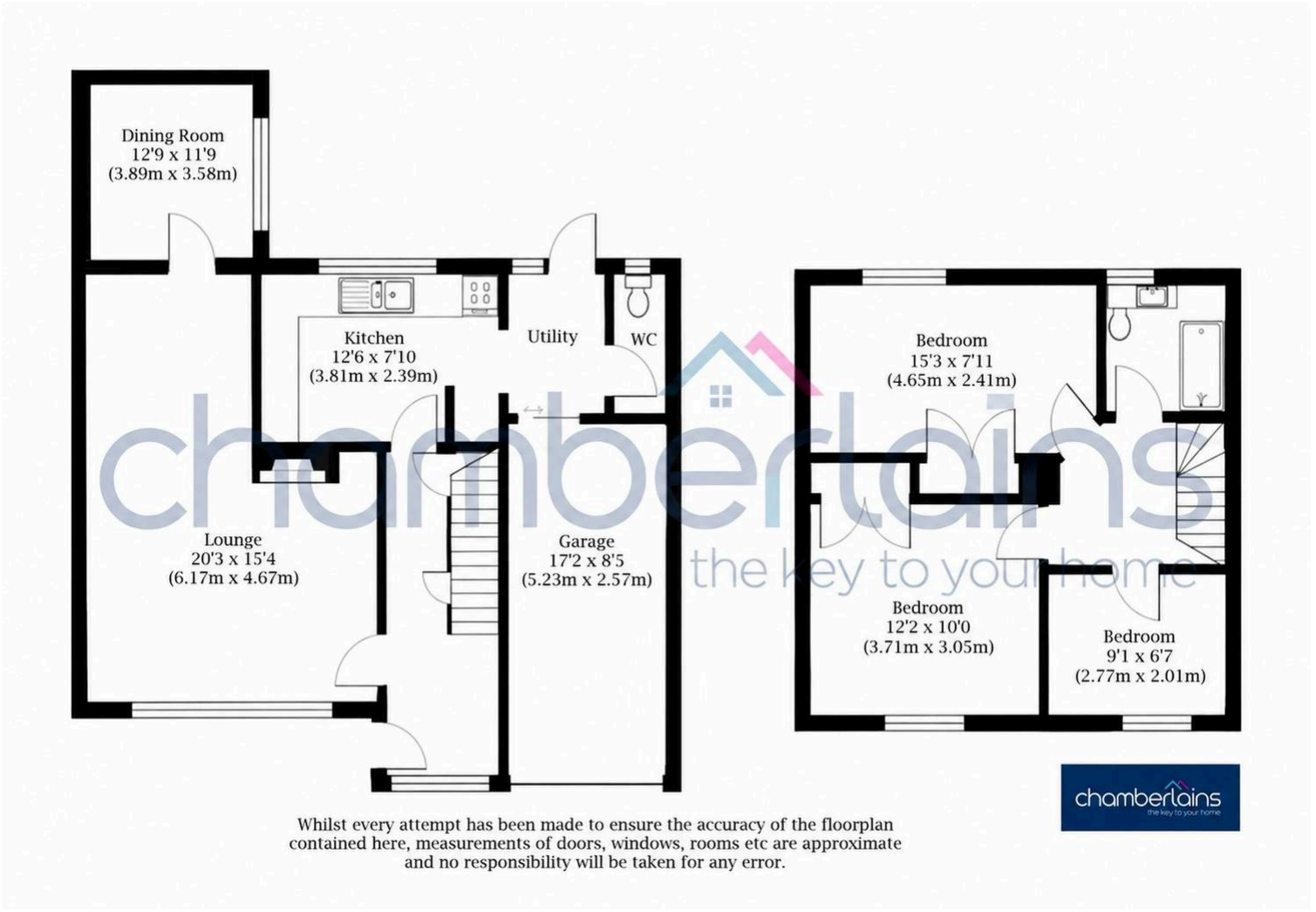
EPC Rating TBD

Mains Gas, Electric, Water and Sewerage Supplied









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.







