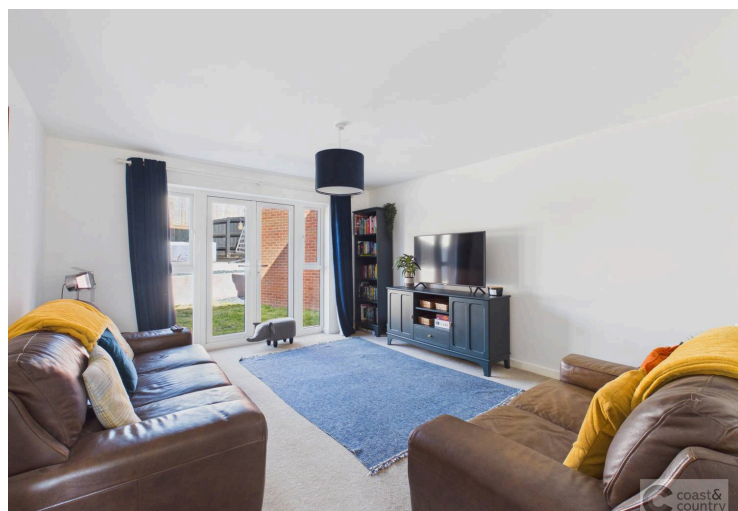
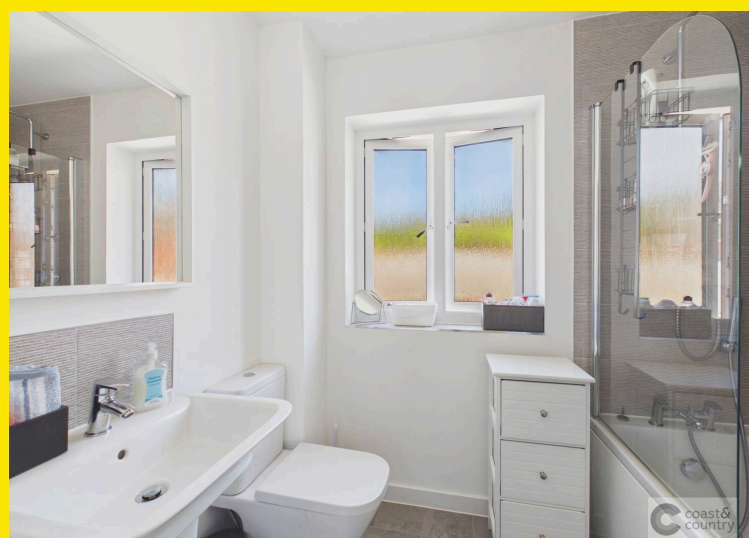




78 Barrow Vale, Kingsteignton

Guide £500,000 Freehold

Virtual Walk-Through Available • Modern Detached Family Home • 4 Double Bedrooms – Principal En-Suite • Living Room With French Doors • Superb Fitted Kitchen/Dining Room • Study & Utility Room • Bathroom & Cloakroom/WC • Landscaped Garden & Owned Solar Panels • Garage & Double Length Drive • Sought After Development





This impressive four-bedroom detached house presents an ideal opportunity for families seeking a contemporary and spacious home in a highly sought-after development. Designed to a high standard throughout with owned solar panels and additional upgrades, the property offers flexible living spaces and an inviting atmosphere, with a practical layout, quality flooring, contemporary décor and energy-efficient fittings throughout that perfectly balances modern style and every-day comfort.

The property is set within a desirable residential development on the edge of Kingsteignton with easy access to local amenities and transport links. Kingsteignton offers a charming community atmosphere with convenient access to nearby towns and the beautiful surrounding countryside.

Accommodation

A welcoming entrance hall leads to a generous living room, perfect for relaxing or entertaining, while the heart of the home is a superb, fitted kitchen and dining room, featuring quality integrated appliances, ample storage, and space for a large dining table. The ground floor also benefits from a dedicated study, ideal for home working, a useful utility room, and a convenient cloakroom/WC.

Upstairs, the accommodation comprises four well-proportioned double bedrooms, providing plenty of space for family members or guests. The principal bedroom boasts a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, fitted with modern fixtures and a clean, neutral décor and three of the bedrooms have fitted wardrobes.

Garden

Further enhancing the appeal of this modern family home is the easy to maintain landscaped garden which offers a relaxing area for alfresco dining or entertaining.

Parking

A single garage and a double length driveway offer secure off-road parking for multiple vehicles.

Agent's notes

Council Tax: TBD

The seller advises us that the local authority are yet to determine the council tax band for this property. No evidence is currently available in order to establish the council tax band. Similar sized properties on the in the development are currently banded as an E.

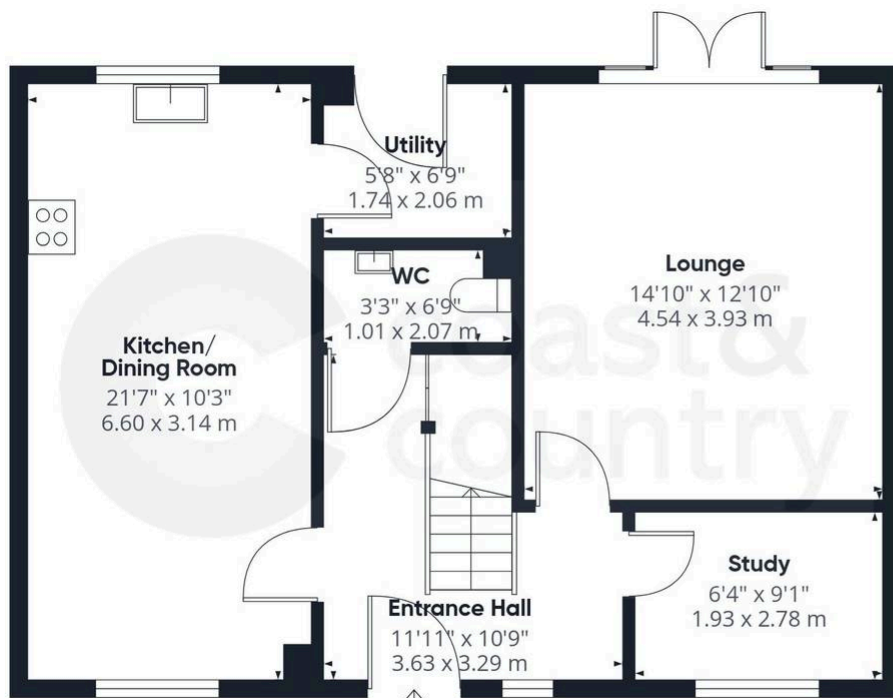
Tenure: Freehold

Service Charge: Currently £368.00 per annum paid ½ yearly.

Review Period: Annually.

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: A



Ground Floor Building 1

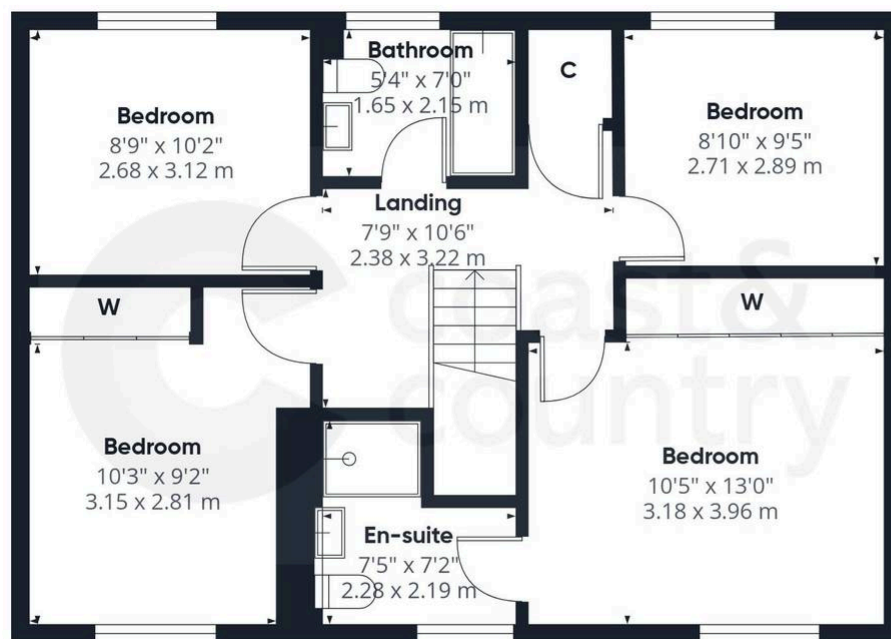
Approximate total area

1490 ft²

138.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1



Ground Floor Building 2

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.