





4 Kingfisher Way, Kingsteignton

OIEO £400,000 Freehold

Virtual Walk-Through Available • Detached Family Home • Four Bedrooms - Principal En-Suite • Spacious Kitchen/Dining/Family Area • Family Bathroom & Cloakroom/WC • Gas C/H & Double Glazing • Easy To Maintain Landscaped Gardens • Single Garage & Driveway Parking • Well Presented & Viewing Recommended • Sought After Location • Good Access to A380 and Lovely Rural Walks















This impressive four-bedroom detached family home offers spacious, modern living in a highly sought after location, ideal for those seeking both comfort and convenience. Well-presented throughout, the property benefits from a contemporary design and versatile accommodation, making it perfectly suited to growing families or those who enjoy entertaining. The heart of the home is the expansive kitchen, dining, and family area, which provides a welcoming space for everyday living and gatherings. The property also features a principal bedroom with en-suite facilities, a stylish family bathroom, and a practical cloakroom/WC, all complemented by gas central heating and double glazing for year-round comfort. A virtual walk-through is available, and viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Situated in a desirable residential area, the property enjoys excellent access to the A380, making commuting and travel straightforward. Residents benefit from proximity to a range of local amenities, including shops, schools, and healthcare facilities. The surrounding area is renowned for its lovely rural walks, offering opportunities to enjoy the outdoors and the beautiful Devon countryside. The community is well-established and friendly, providing a safe and welcoming environment for families.

Accommodation

Upon entering the ground floor, you are greeted by a bright and inviting hallway that leads to the generous kitchen, dining, and family area, designed to be the social hub of the home. This space is well equipped with integrated appliances and ample storage, as well as plenty of room for both relaxed family meals and more formal entertaining. Also on this level is a lounge and a convenient cloakroom/WC, adding practicality for guests and everyday living.

The first floor comprises four well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light. The principal bedroom features its own en-suite shower room, providing a private retreat for the homeowners. The remaining bedrooms are served by a well-appointed family bathroom, finished to a high standard and suitable for modern family needs.

Outside

Outside there is a landscaped rear garden along with a single garage and driveway parking ensuring convenience for residents and visitors alike.

Agent's notes

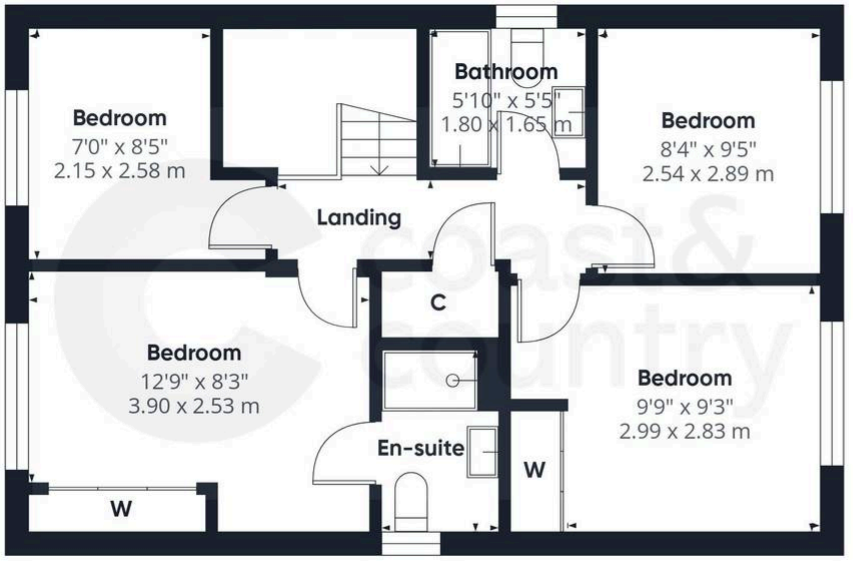
Council Tax: Currently Band D
Tenure: Freehold
Service Charge: Currently approximately £188.10 per annum
Review Period: Annually
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: B



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area

1224 ft²

113.5 m²

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

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Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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 ± 0.1m. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.