



## Kingsteignton

4x  3x 

ENERGY  
RATING  
C69

- Video Walk-through Available
- Modern Detached Bungalow
- 4 Double Bedrooms
- Stunning Open Plan Living Space
- Modern Kitchen With Island
- Family Bathroom, 2 En Suites & WC
- Terrace With Bi-Fold Doors
- Utility Room
- Large Lawned Rear Garden
- Large Forecourt & Small Store/Garage

**Guide Price:**  
**£625,000**  
FREEHOLD

166 Exeter Road, Kingsteignton, Newton Abbot, TQ12 3NG



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER

A detached bungalow offering 156 square meters of single-story living space in an established and sought after location which is level and convenient for a selection of local amenities. Expertly remodelled, extended and finished with an attention to detail, the property has never been occupied since the works have been completed. With crisp clean lines, smooth-finish brilliant white render and anthracite coloured roof tiles and window frames, the property has an attractive contemporary appearance externally whilst the stunning interior gives the feel of a brand-new home.

Within easy reach are a selection of local shops, primary and secondary schools, church and various pubs/restaurants. Directly on a bus route the property is within half a mile's access to the A380 South Devon link

#### **The Accommodation:**

Stepping inside, the accommodation is brimming with quality features and designer touches, has a fantastic and versatile layout and can only be appreciated by an internal viewing. Opening the front door, you enter a long wide reception hallway with cloaks recess, meter cupboard and spacious linen cupboard with shelving and radiator. From the hallway solid wooden doors open to each room. Across the entire rear of the property is a show stopping, open plan, L-shaped reception room. The sitting area has French doors with full height side panels and a wide, decorative, recessed living-flame remote controlled electric fire. There is plenty of space for a large dining suite. The kitchen area is fitted with a selection of up to the minute cabinets and integrated appliances, feature lighting options, fashionable island unit with breakfast bar and solid marble countertops. This area is flooded with natural light through a wide bi-fold door opening directly to the adjoining terrace. A separate plumbed utility room has a sink, cupboards including one housing the boiler, worksurfaces and a door to outside. There are four double bedrooms, although, being a bungalow one could be used as a study and another a snug. The large, first-class principal bedroom has a spacious en suite and a walk-in dressing room with hanging rails, drawers and large wall mirror. Bedroom two also has an en suite and completing the picture is a first-class family bathroom with 4-piece suite including a double ended bath and separate shower cabinet. All the bathrooms have

feature illuminated display shelving, quality tiling and wall mirrors.

#### **Outside:**

Standing on a generous plot of around 895 square meters/0.22 of an acre, the bungalow has a long and wide rear garden recently laid with new turf and with an attractive L-shaped patio adjoining the rear, providing a perfect summer dining.

#### **Parking:**

Ample parking is provided by way of a brick paved forecourt at the front and there is also an attached store/small garage attached to the side.

#### **Directions:**

From Newton Abbot town centre head towards the Penn Inn Roundabout. Take the first exit on to the A380 South Devon link road towards exit. Leave at the second exit and at the T junction turn left onto Exeter Road. at the roundabout take the second exit continuing on Exeter Road. The property will be found on the left hand side opposit Clifford avenue.





Agents Notes:

Council Tax: Currently Band D  
Tenure: Freehold  
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.