



SOUTHGATE  
ESTATES

Offers in excess of

£375,000



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*39 Saxon Way, Kingsteignton, Newton Abbot,  
Devon, TQ12 3GE*





*Detached House, 4 Bedrooms, Garage & Driveway,  
Enclosed Garden, Well-Presented, Lovely Views, No Chain*

An impressive detached four-bedroom family home located in the popular town of Kingsteignton. The property enjoys an enclosed garden to the rear, a garage and a driveway, and features stunning views across the countryside to the rear. The stylish internal accommodation briefly consists of an entrance hallway, a convenient downstairs cloakroom, an open-plan kitchen diner and stairs down to the spacious living room. Upstairs are the four double bedrooms with an en-suite to the master, and the main family bathroom.

The property is ideally situated to benefit from a number of nearby amenities, including various schools, pubs, shops and a GP surgery in Kingsteignton itself, as well as easy access into Newton Abbot and the coastal town of Teignmouth with many more high street shops, entertainment facilities, beaches and a train station.

**Ground Floor:** The front door opens into the entrance hallway which provides access into the cloakroom and the open-plan kitchen diner. There is also a door from here to the garage, there is also access to the garden from the garage. From the open plan Kitchen/Diner are stairs down to the living room with double glazed French style doors that open out onto the raised decking which overlooks the garden. Back up to the Kitchen/Diner and another set of stairs leads to a half landing with a door leading to Bedroom 4, this bedroom has 2 windows with lovely reaching views out over roof tops and countryside, and an integrated cupboard housing water tank. From here another set of stairs leads you to the top floor landing.

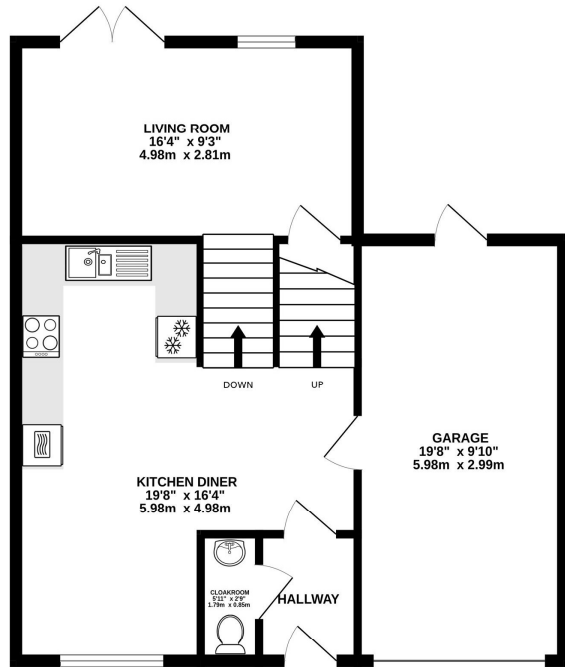
**First Floor:** From the landing area, doors lead to the three further bedrooms and the family bathroom suite. Bedroom 2 is situated to the front of the property while bedroom 3 is at the back overlooking the garden and again with views towards countryside and rooftops. The Master bedroom has a En-suite shower room with a WC and wash hand basin.

**Garden, Garage & Parking:** To the front of the property is a lawned garden and block paved drive with parking for 1 vehicle. Access to the built in garage which has an up and over door, the garage also has lighting and power points as well as door access to the garden. The garden to the rear is enclosed with wooden fencing, laid mainly to lawn, some established shrubs and has a raised wooden decking area for sunny days and alfresco dining.

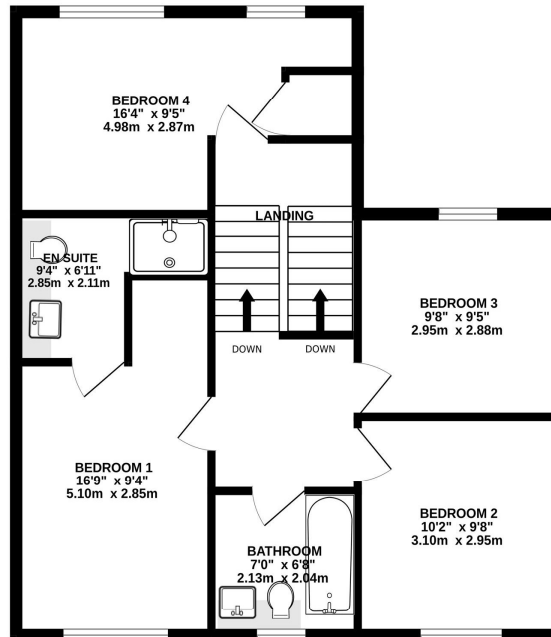
**Property Information:** Tenure: Freehold. Council tax band: E.



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**SOUTHGATE**  
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