



Kings Coombe Drive
Kingsteignton



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This end of terraced property is situated in a sought after area of Kingsteignton. Well presented and recently modernised throughout with two bedrooms, a refitted modern shower room, and an open plan living room/kitchen diner. Externally there is a front garden laid to lawn with two allocated parking spaces and a further lawned garden with central Cherry Blossom tree. At the rear there is level low maintenance gardens.

The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities, including a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. In addition to this there are three primary schools and a secondary school. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities, a hospital and main line railway station.

Accommodation

A canopy porch with a uPVC obscure double-glazed door opens into the spacious open-plan accommodation.

Living Room

The living room is a generous space featuring a staircase rising to the first floor with an understairs storage cupboard. A uPVC double-glazed window to the front aspect provides natural light, complemented by inset spotlights. The room flows seamlessly into the dining area.

Dining Area

Ample space is provided for a family dining table and chairs, ideal for entertaining. uPVC double-glazed French doors open directly onto the rear garden, with inset spotlights continuing the modern theme.

Kitchen

Recently upgraded and modernised by the current vendor, the kitchen enjoys a uPVC double-glazed window overlooking the rear garden. It features a single-bowl, single-drainer sink set into solid wooden worktops, along with a range of modern matching shaker-style base units, drawers, and wall cupboards with under-cupboard lighting and part-tiled walls.

Integrated appliances include:

- four-ring induction hob
- double electric oven
- fridge freezer
- slimline dishwasher

There is also plumbing for a washing machine.



First Floor Accommodation

Landing

The landing provides access to the insulated loft space.

Bedroom One

A well-proportioned master bedroom located at the front of the property, benefitting from two uPVC double-glazed windows and a fitted double wardrobe with hanging space and shelving.

Bedroom Two

A generous second bedroom with a uPVC double-glazed window to the rear aspect, maximising the far-reaching views toward Dartmoor.

Shower Room

The accommodation concludes with a modern re-fitted shower room comprising a uPVC obscure window, double-width tiled shower cubicle, WC, and vanity unit with wash hand basin and storage drawer. Additional features include a wall-mounted mirror-fronted cabinet, inset spotlights, extractor fan, and heated towel rail.

Outside

Front

A small lawned garden sits to the front with a central paved path leading to the entrance door. Two allocated parking spaces are provided, along with an additional lawned area featuring a central cherry blossom tree.

Rear Garden

The rear garden is level and designed for low-maintenance living, enclosed by timber fencing with a side gate. The current vendors have installed a raised wooden decked patio area—perfect for entertaining—as well as an area of slate chippings and an outdoor tap

Viewings:

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

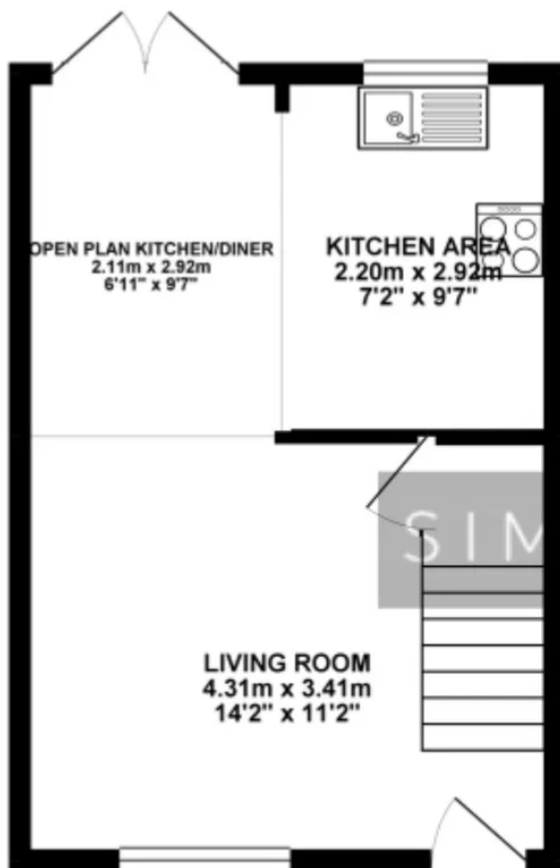
Directions:

At the B&Q roundabout, continue straight onto Newton Road. Go through the next roundabout outside Tesco, continue along the road, and the roundabout take the 1st exit to the next roundabout and again take the 1st exit onto B3195 Gestrige Road. At the traffic lights, turn right onto Longford Lane. At the double mini-roundabout turn left onto Rydon Road and continue to the roundabout. At the roundabout continue straight across passing The Old Rydon Inn and take the turning left into Orchid Vale Follow the road around and take the right turn into Kings Coombe Drive. Follow the road, where the property can be found on the left

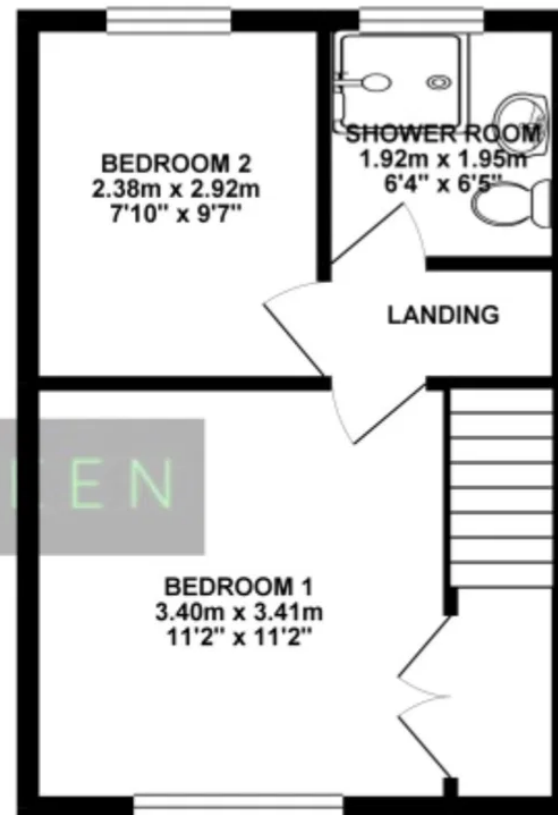




GROUND FLOOR 27.27 sq. m.
(293.53 sq. ft.)



1ST FLOOR 27.27 sq. m.
(293.53 sq. ft.)



SIMPLY GREEN

TOTAL FLOOR AREA : 54.54 sq. m. (587.06 sq. ft.) 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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