

Connells

Oak Close
Kingsteignton Newton Abbot

Oak Close
Kingsteignton Newton Abbot TQ12 3SY

for sale
£200,000







Property Description

Located within a desirable cul-de-sac in Kingsteignton, this well-proportioned two bedroom home offers comfortable and versatile accommodation ideal for modern family living.

The ground floor welcomes you with an entrance porch leading to a spacious lounge, providing a bright and inviting space for relaxation. The fitted kitchen enjoys good levels of natural light and offers ample storage and worktop space, creating an ideal setting for everyday living and entertaining with integrated appliances.

To the first floor, there are two well-sized double bedrooms, all served by a family shower room.

Externally, the property benefits from an enclosed, low maintenance rear garden, offering a private outdoor space perfect for children, pets and al fresco dining.

To the front, a visitor space provides off-road parking with the allocate parking space to the rear.

Oak Close enjoys a convenient position within Kingsteignton, with easy access to local shops, supermarkets, schools and leisure facilities. Excellent transport connections via the A380 provide straightforward routes to Exeter, Torbay and the surrounding South Devon coast.

This attractive home presents an excellent opportunity for a wide range of buyers and viewing is highly recommended.

Front Of The Property

Allocated space to the rear, with a visitor space to the front. Area of lawn and entrance into the property.

Entrance Porch

Space for coats and shoes, door into the lounge.

Lounge

16' x 11' 10" (4.88m x 3.61m)

Double glazed window to the front of the property, stairs to the first floor and a wall mounted radiator.

Kitchen

11' 10" x 8' 11" (3.61m x 2.72m)

Double glazed window and door to the rear, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, integrated eye-level oven, integrated microwave, integrated fridge/freezer, integrated washing machine and a wall mounted radiator.

First Floor

Loft hatch and a wall mounted radiator.

Bedroom One

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to the rear of the property, built-in wardrobes with mirror doors and a wall mounted radiator.

Bedroom Two

11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed window to the front of the property and a wall mounted radiator.

Shower Room

Walk-in shower, WC, wash hand basin with storage below, airing cupboard and a wall mounted radiator.

Rear Of The Property

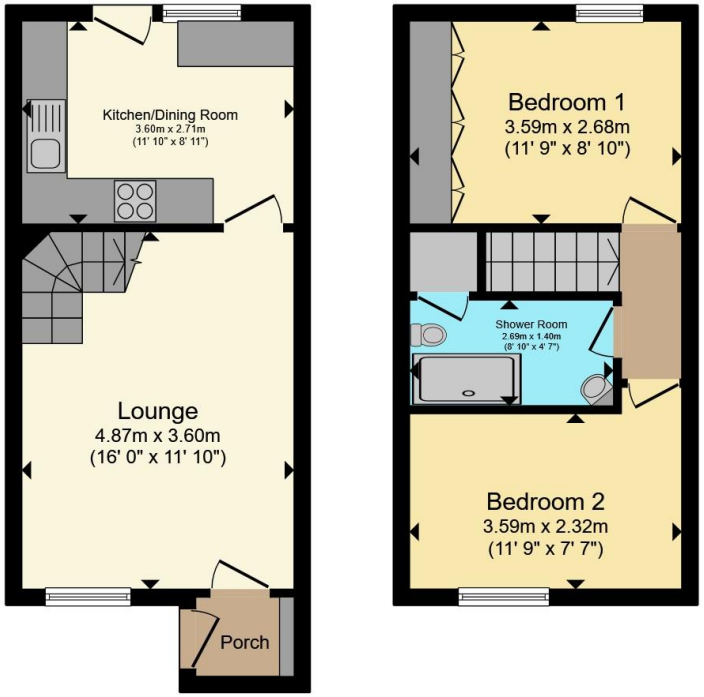
Enclosed and low maintenance rear garden with a paved patio providing ample space for garden furniture and an area of gravel. Timber shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 55.3 m² (596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: B

Council Tax Band: B

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Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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