





26 Ashton Court, Kingsteignton

Guide £290,000 Freehold

Virtual Walk-Through Available • Semi Detached Family Home • 3 Bedrooms • Lounge & Dining Room • Conservatory & Kitchen • Cloakroom/WC & Bathroom/WC • Gas Central Heating & Double Glazing • Level Gardens • Garage & Driveway Parking • No Chain & Viewing Recommended













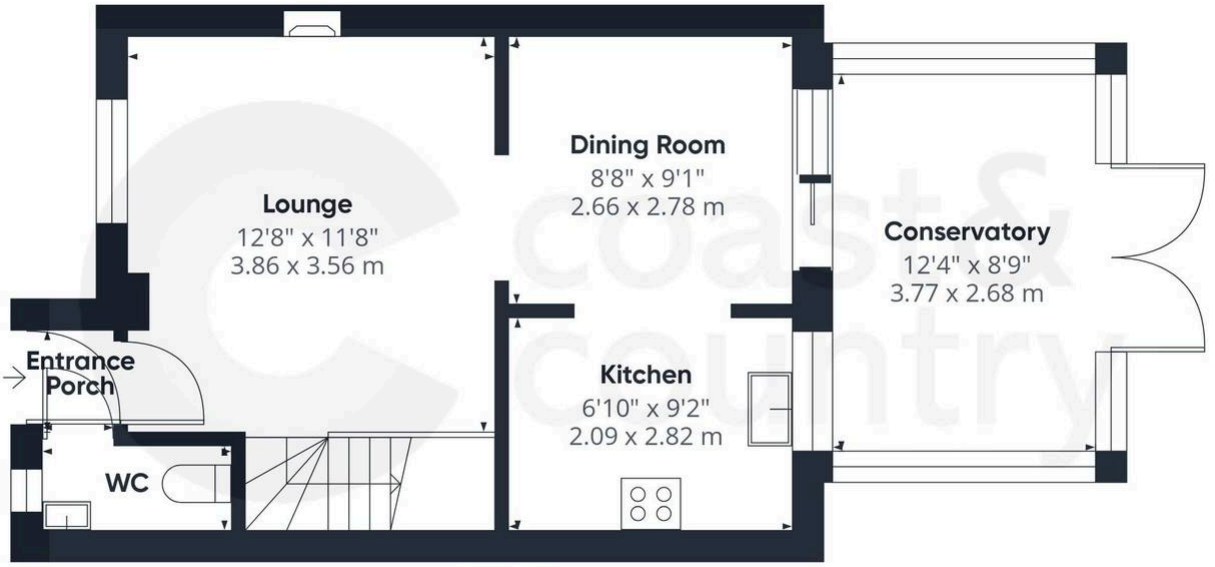


This well-presented three-bedroom semi-detached family home offers an excellent opportunity for those seeking comfortable and versatile living accommodation in a popular residential setting. This attractive home is available for immediate viewing, with a virtual walk-through also available for added convenience.
Ashton Court is a small select cul-de-sac within Kingsteignton which is a popular town offering a wide range of amenities including primary and secondary schools, various shops, supermarkets, sports facilities, a church and nature reserve. There is a convenience store and public house / restaurant within a couple of hundred yards of the property. The neighbouring town of Newton Abbot offers a wider range of amenities and for the commuter there is good access onto the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

Accommodation
The property benefits from a thoughtfully designed layout, with the ground floor featuring an entrance hall with cloakroom/WC that leads to a spacious lounge, perfect for relaxing or entertaining guests. Adjoining the lounge is a separate dining room, providing an ideal space for family meals or formal gatherings, while the conservatory to the rear offers a bright and airy retreat with views over the garden. The kitchen is well-appointed with ample storage and workspace completing the ground floor arrangement.
Upstairs, there are three generously proportioned bedrooms, each offering comfortable accommodation for family members or guests, along with a modern family bathroom/WC fitted with contemporary fixtures. The property is enhanced by gas central heating and double glazing throughout, ensuring warmth and efficiency all year round.

Outside
The property benefits from a level, easy to maintain garden with patios and artificial grass, single garage and driveway parking, providing secure and convenient parking solutions for multiple vehicles.

Agent's Notes
Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: C



Ground Floor



Floor 1



Ground Floor Building 2

Approximate total area

918 ft²

85.2 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 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 ± 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.