



Kingsteignton

2x  1x 

ENERGY
RATING
D57

- Video Walk-through Available
- No Upward Chain
- Detached Bungalow
- 2 Bedrooms
- Kitchen & Dining Room
- Driveway Parking & Single Garage
- Gas Central Heating & Double Glazing
- Level Plot
- Easy to Maintain Outside Space
- Sought-After Location

OIEO:
£300,000
FREEHOLD

17 Lyndale Road, Kingsteignton, Newton Abbot, TQ12 3JN



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In the same family ownership for many years this mature detached bungalow occupies a completely enclosed and level plot with a gated brick paved driveway and detached garage providing plenty of parking. The rear garden is private and designed with ease of maintenance in mind being mainly laid to paving.

Situated in a tucked away cul-de-sac the property benefits from double glazed windows and a gas central heating system.

Lyndale Road is an established and sought after address within Kingsteignton itself around 3 miles from the well served and vibrant market town of Newton Abbot. The bungalow is conveniently on the level for a wide range of local amenities including various shops and businesses, schools, modern health centre, churches and a selection of pubs and restaurants. Access to the A380 South Devon Highway North to Exeter and the M5 and south to Torbay is around a mile away whilst the A38 Devon Expressway is around 3 miles drive.

The Accommodation:

Stepping inside, the accommodation is well proportioned, light and airy. Subject to obtaining all required consents and approvals there is much potential for enlargement by way of a loft conversion or extension. Currently, the property provides a spacious reception hallway accessed through an enclosed porch, cosy bay windowed lounge with living flame gas fire, and good size separate dining room, again with a living flame gas fire. Off the dining room is the kitchen which benefits from a selection of oak effect cabinets and a door to the rear garden. There are two good-sized double bedrooms and a modern fully tiled bathroom with shower ended bath WC and basin completes the picture.

Outside:

Level fully enclosed level plot offering much privacy and seclusion which has been designed with ease of maintenance in mind being mainly laid to paving.

Parking:

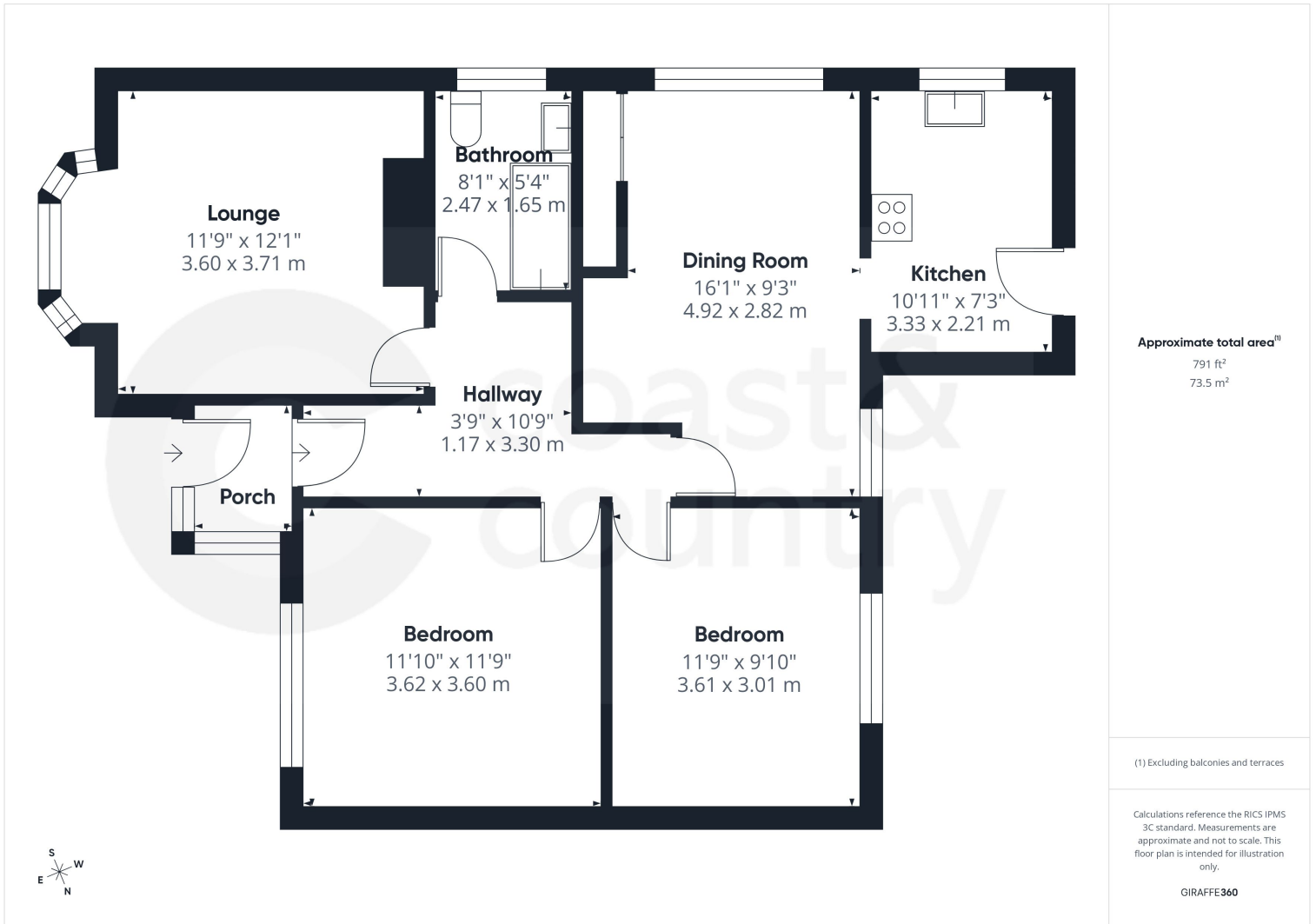
Detached garage and smart brick paved driveway with space for multiple vehicles.

Directions:

From Newton Abbot take the A383 Ashburton Road out of town. When you reach the parade of shops on the right including a Coop turn right into Foxglove Close, Follow the road around to the right and then the left and the property will be found down on the right hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 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.