



13 Teign Fort Drive, Kingsteignton

£315,000 Freehold

Three Bedroom Townhouse • Bathroom and Ensuite • Two Cloakrooms • Utility Room • Open Plan Living • Level Rear Garden • Driveway Parking • Garage • Great Location

Contact Us...

☎ 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL


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Situated in the popular area of Kingsteignton, this well-presented three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, along with driveway parking, a garage, and a level rear garden—ideal for modern family living.

The ground floor welcomes you with an entrance hallway, providing access to a useful utility area incorporating a WC and wash hand basin. Stairs rise to the first floor, where a bright and airy landing leads to a cloakroom, a handy storage cupboard, and an impressive open-plan lounge/diner/kitchen.

The living space is perfect for both relaxing and entertaining, with the lounge area featuring double doors that open directly onto the rear garden, allowing for a seamless indoor-outdoor flow.

The contemporary kitchen is fitted with high gloss white wall and base units, complemented by a double oven, gas hob with extractor fan, integrated fridge/freezer, stainless steel sink and drainer, and space for a dishwasher. A window to the front aspect provides plenty of natural light.

On the second floor, the landing gives access to three well-proportioned bedrooms, including a principal bedroom with en-suite facilities. There is also a storage cupboard housing the boiler and a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a level rear garden—ideal for outdoor dining and family use—along with the added convenience of driveway parking and a garage.

Measurements

Lounge/Diner - 16'10 × 13'8 (4.88m x 3.96m)

Kitchen - 12'2 × 9'7 (3.66m x 2.74m)

Bedroom - 14'4 × 10'2 (4.27m x 3.05m)

Bedroom - 10'2 × 9'6 (3.05m x 2.74m)

Bedroom - 10'1 × 6'5 (3.05m x 1.83m)

Utility - 7'7 × 6'7 (2.13m x 1.83m)

Garage - 19'6 × 10'0 (5.79m x 3.05m)



Important Information

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

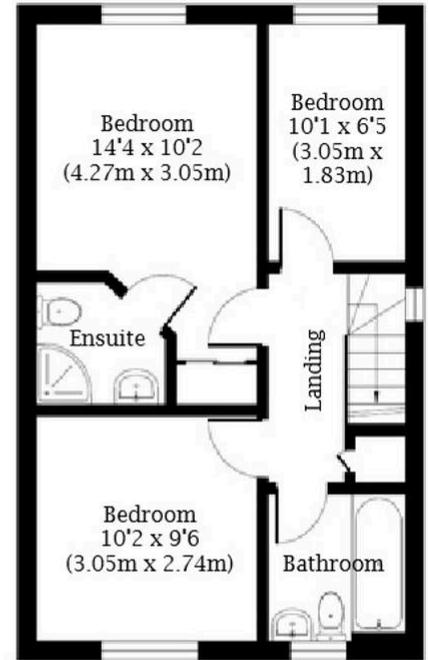
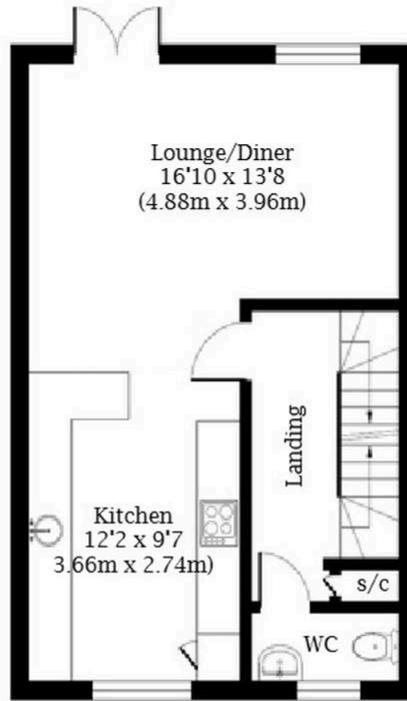
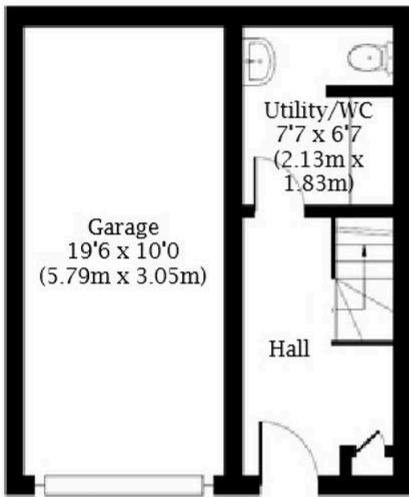
EPC Rating B

Teignbridge Council Tax Band D
(£2493.44 2025/2026)

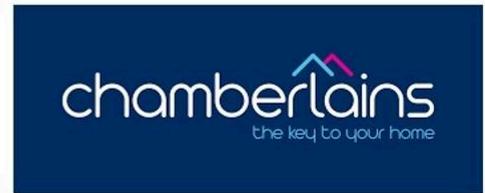
Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	