

SIMPLY GREEN

Lyndale Road, Kingsteignton, Newton Abbot, TQ12 3JN

Newton Abbot - Offers in the Region of £315,000



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

- Detached Bungalow
- Modernised Living Spaces
- Integrated Appliances
- Breakfast Bar
- Single Level Living
- Two Principle Double Bedrooms
- Wet Room
- Ample Driveway Parking
- Enclosed Gardens Front & Rear
- Detached Single Garage

**Property Type:** Detached Bungalow

**Council Tax Band:** C

**Tenure:** Freehold

A well-presented and extended detached bungalow situated in the popular town of Kingsteignton, offering spacious and versatile single-level living. The property features a bright and generous living/dining room and an impressive modern kitchen/breakfast room forming part of the rear extension, complete with a vaulted ceiling and doors opening onto the garden. There are two well-proportioned double bedrooms and a contemporary wet room. Externally, the home benefits from attractive enclosed gardens to the front and rear, providing pleasant outdoor spaces for relaxing or entertaining. A driveway offers off-road parking and leads to a detached garage with power and lighting. Conveniently located close to local amenities, transport links and nearby Newton Abbot, this property presents an excellent opportunity for those seeking a comfortable and stylish bungalow in a well-connected location.

### Location

The property is situated in the popular town of Kingsteignton, offering convenient access to a range of everyday amenities including shops, schools and local services. The area also benefits from good transport links to nearby Newton Abbot and the A380, providing connections to Exeter and the South Devon coastline. The surrounding area offers a variety of countryside and coastal walks, making it an appealing location for those seeking both convenience and outdoor lifestyle opportunities.







## Ground Floor Accommodation

The property is entered via a welcoming hallway which provides access to the principal rooms and features attractive wood-style flooring that flows through much of the home. A loft hatch is also located here.

Positioned at the front of the property is a generously proportioned living and dining room, filled with natural light from windows to both the front and side aspects. This inviting space offers ample room for both seating and dining furniture and connects through to the impressive extended kitchen area.

Forming part of the rear extension, the contemporary kitchen/breakfast room has been designed to create a bright and sociable space. It is fitted with a range of modern wall and base cabinets, complemented by work surfaces and an inset sink with drainer. Integrated appliances include a fridge freezer, oven and induction hob with extractor above. The vaulted ceiling enhances the sense of space, while large roof windows and side windows allow daylight to pour in. Double doors open directly onto the rear garden, with an additional side door also providing outside access.

Leading off the kitchen is a useful utility area offering further worktop space and storage units, together with plumbing for laundry appliances. This room also incorporates a cloakroom with WC and houses the combination boiler.

The bungalow offers two comfortable double bedrooms, each enjoying pleasant outlooks via double-glazed windows positioned to the front and rear of the property.

Completing the internal accommodation is a stylish wet room, fitted with a walk-in shower, wash basin and WC, complemented by full wall tiling and an obscured window for natural light and privacy.

## External Features

Outside, the home benefits from well-maintained and enclosed gardens to both the front and rear.

To the side of the property, a driveway provides off-road parking and leads to a detached garage equipped with power and lighting. The driveway area is bordered by raised planting beds and attractive stone walling, with gated access into the garden.

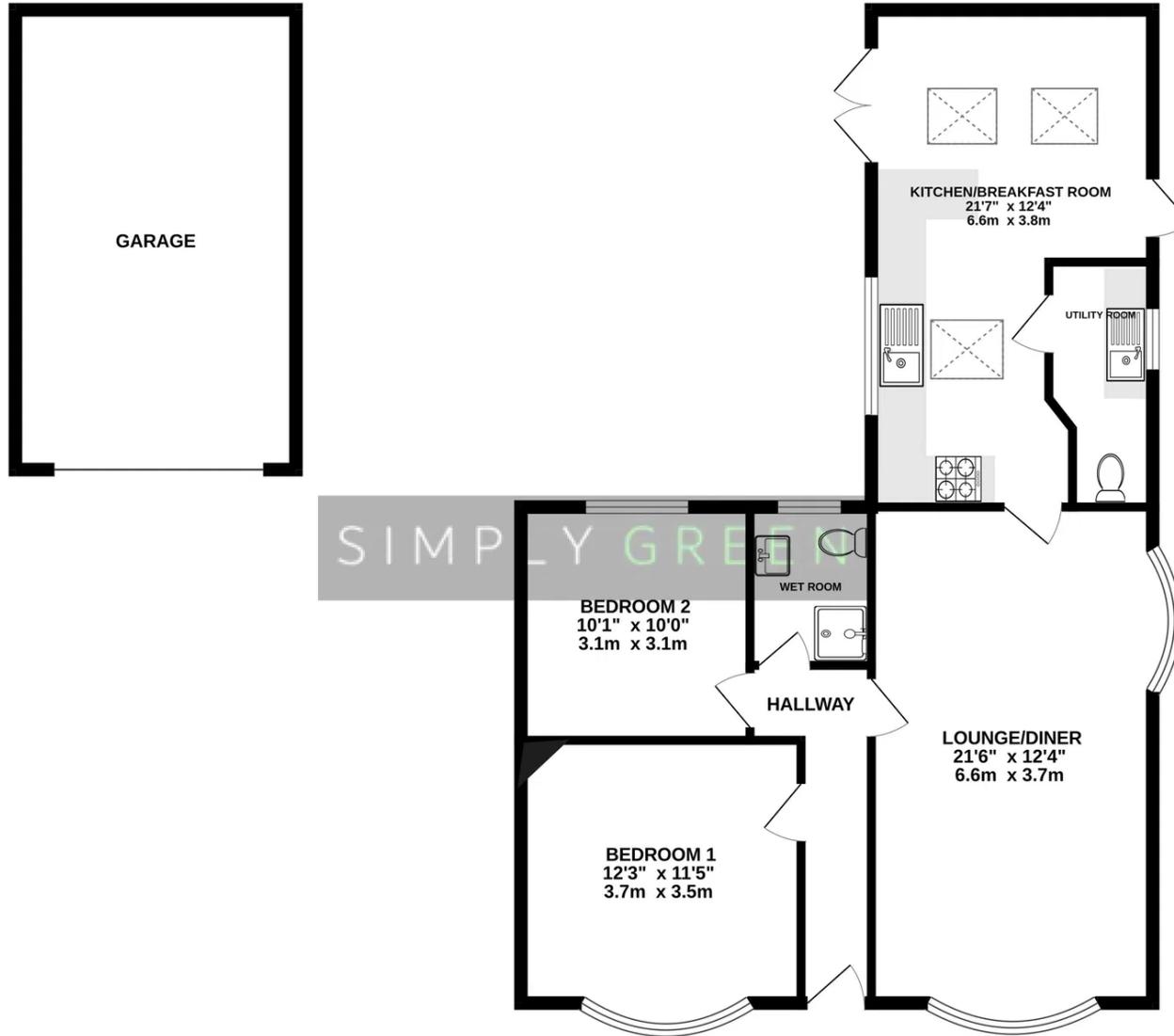
The front garden is enclosed and features a pathway guiding visitors to the main entrance.

At the rear, the garden has been thoughtfully arranged to provide a pleasant outdoor space. A patio area sits directly outside the kitchen doors, ideal for seating and outdoor dining, leading onto a level lawn framed by established flower borders. A second patio area provides an additional spot for relaxing or entertaining, while gated access leads to the opposite side of the property.



GARAGE

GROUND FLOOR



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.  
Made with Metropix ©2026

AT SIMPLY GREEN  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

## CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL  
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL  
REALLY THE BEST ONE  
AVAILABLE?**

THIS FREE SERVICE COULD  
SAVE YOU MONEY,  
ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
SPEND!



**AND AS FOR THE FINAL STEP,  
WE CAN HELP THERE TOO.**

LET US ARRANGE  
A QUOTE FOR  
REMOVALS FROM A  
LOCAL COMPANY

For more information on this  
house or to arrange a viewing  
please call the office on:

01626 798440

Alternatively, you can scan  
below to view all of the details  
of this property online.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET