

SIMPLY GREEN

Church Street, Kingsteignton





Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

- Link detached family home
- Double aspect living room overlooking garden.
- Separate sitting room
- Well fitted kitchen/diner
- Utility room with access to garden
- Ground floor Shower room
- Master bedroom with en-suite
- Two further bedrooms with 4th nursery/office
- Double garage with off street parking
- Excellent low maintenance garden

Property Type: Link Detached House

Located in the heart of Kingsteignton, within easy walking distance of local shops, schools and amenities, this charming 1930s detached home offers spacious accommodation whilst retaining a number of original features, including fireplaces.

The well-proportioned accommodation comprises a welcoming kitchen/diner, utility room, generous lounge, second reception room, ground floor shower room, and a principal bedroom with en suite, along with two further bedrooms, a nursery/Home office/box room and a family bathroom. Externally, the property benefits from an enclosed rear garden, off road parking, and two garages situated adjacent to the house.

Kingsteignton is ideally positioned with convenient access to the A380, providing excellent links to Torquay and Exeter, and is just a short distance from the market town of Newton Abbot. The area offers a wide range of amenities, including shops, a Tesco supermarket, health centre, church, public houses and restaurants, as well as three primary schools and a secondary school.

Services: Mains electricity, gas, water, and drainage.

Local Authority: Teignbridge District Council

Council Tax - Band E

Viewings are highly recommended and can be arranged by contacting the office on 01626 798440 or via email at sales@simply-green.co.uk.





A uPVC front door opens into a welcoming hallway with stairs rising to the first floor and an understairs storage cupboard. From here, access is provided to the second reception room, which features a front aspect double glazed bay window, feature fireplace, and radiator. This versatile space could also serve as a ground floor bedroom, ideal for multi-generational living, particularly as it is located close to the shower room.

The generously sized fitted kitchen/diner offers a range of base and wall units with drawers, ample worktop space, and a one-and-a-half bowl sink unit. There is space for an American-style fridge freezer, dishwasher, and range cooker, along with a fitted extractor fan, tiled surrounds, and a double glazed window. Doors lead to the utility room, lounge, and an inner lobby, which in turn provides access to the ground floor shower room.

The utility room is fitted with additional base and wall units, worktop surfaces, and twin stainless steel sinks. There is plumbing and space for a washing machine, a wall-mounted gas-fired boiler, and a rear aspect double glazed window. A door provides direct access to the garden.

The ground floor shower room comprises a shower cubicle with wall-mounted shower, pedestal wash hand basin, low level WC and a heated towel rail.

The spacious lounge is a standout feature of the home, offering an inset fireplace with wooden mantle. This bright and inviting room benefits from two sets of double glazed sliding patio doors and an additional side window, allowing plenty of natural light.

Upstairs, the first floor landing includes an airing cupboard. The principal bedroom is particularly spacious and features a range of built-in furniture, including two double wardrobes, overhead storage, bedside cabinets, and integrated lighting. Double aspect windows to the side and rear enhance the sense of space and light. The en-suite comprises a corner shower cubicle with chrome fittings, pedestal wash hand basin, low level WC and side aspect window.

Bedroom two features a character fireplace, fitted wardrobe and side aspect window. Bedroom three also benefits from a feature fireplace and front aspect window. There is also a further room, ideal as a home office or nursery with a front aspect window and built-in shelving cupboard.

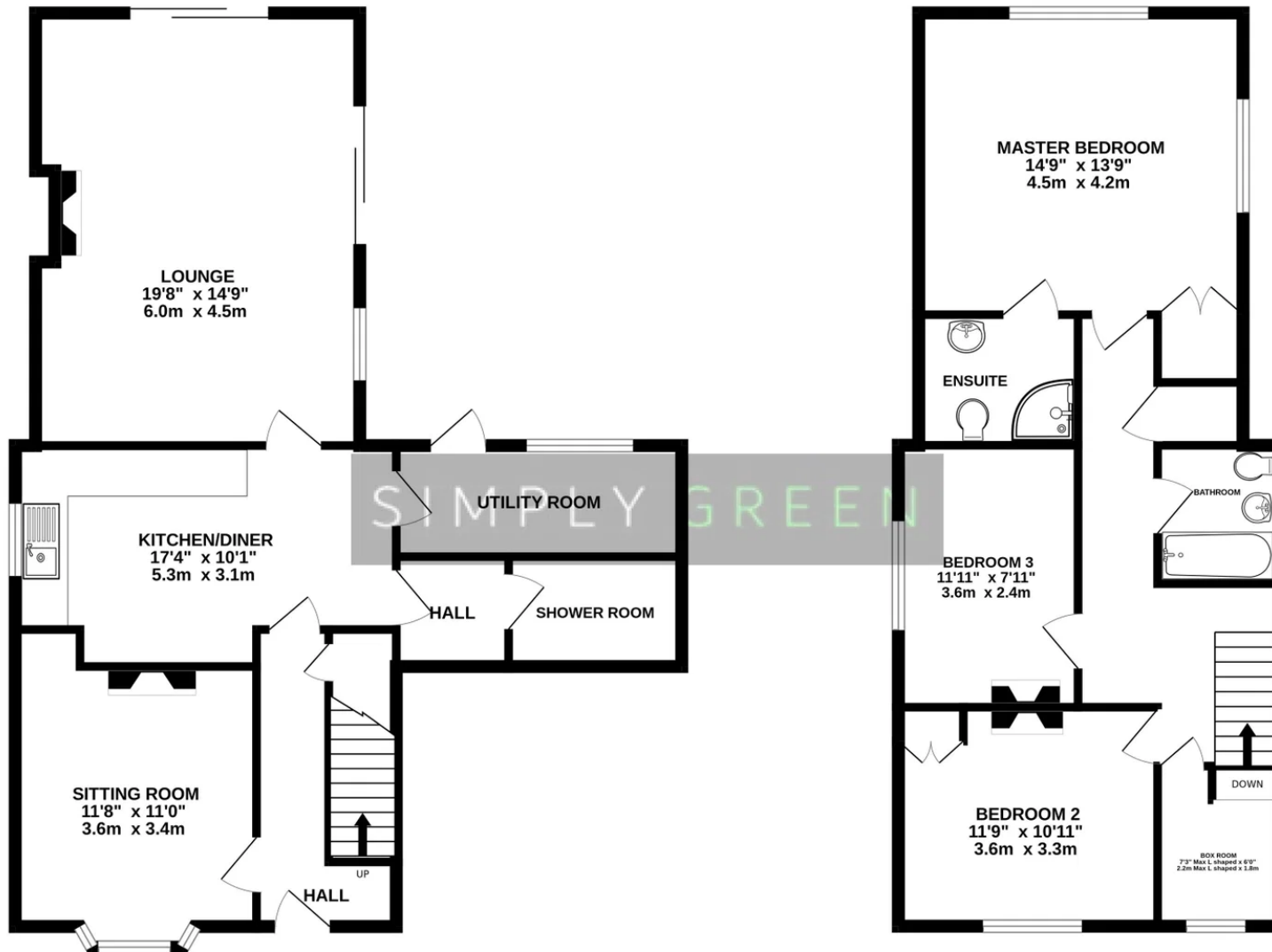
Outside, the enclosed rear garden is designed for low maintenance, laid predominantly with coloured paving slabs. A raised flower border along the stone wall is planted with a variety of shrubs and flowers. Steps lead to a wooden gate providing access to the parking area and garages.

The property benefits from two garages, both equipped with up-and-over doors, power, and lighting. Two additional garages at the rear belong to a neighbouring property, which has right of way access only; the remaining parking area is owned by the property. There is also a further off road parking area to the front of the drive by the main gates.



GROUND FLOOR

1ST 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.
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