



**Connells**

Kings Coombe Drive  
Kingsteignton Newton Abbot



### Property Description

Situated in a sought-after residential area of Kingsteignton, this attractive three bedroom semi-detached property occupies a generous corner plot and enjoys elevated views across the surrounding countryside and rooftops beyond.

The property provides off-road parking for two vehicles, while landscaped planting and gated side access enhance the kerb appeal.

Internally, the accommodation is bright, welcoming and thoughtfully arranged. The ground floor features a spacious lounge with an open feel flowing through to the separate dining area, creating an ideal environment for both everyday living and entertaining. Large windows allow plenty of natural light throughout the space, while the neutral décor offers a modern and airy feel.

The fitted kitchen is well-equipped with a range of wall and base units, generous worktop space and integrated cooking appliances, providing a practical and stylish setting for day-to-day use.

Upstairs, the property offers three bedrooms, including a generous principal bedroom and a further comfortable double bedroom. The third bedroom provides flexibility as a nursery, dressing room or home office. A modern family bathroom completes the first-floor accommodation.

Externally, the enclosed rear garden offers a secure and low-maintenance outdoor space, ideal for children, pets or summer entertaining. The elevated position of the property also provides attractive far-reaching views towards the surrounding countryside.

### Front Of The Property

Two allocated parking spaces located to the side of the property. Low maintenance gravel front garden. Steps up to the main entrance of the property.

### Lounge

12' 1" x 12' ( 3.68m x 3.66m )  
Double glazed bay window to the front of the property, stairs to the first floor, understairs storage cupboard, wall mounted radiator and opening to the dining area.

### Dining Room

8' 6" x 6' 9" ( 2.59m x 2.06m )  
Double glazed window to the front of the property and a wall mounted radiator.

### Kitchen

8' x 7' 2" ( 2.44m x 2.18m )  
Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, oven, plumbing for washing machine, space for washing machine, space for fridge/freezer and door to the rear garden.

## First Floor

Double glazed window to the rear and loft hatch.

## Bedroom One

10' 9" x 8' 6" ( 3.28m x 2.59m )

Double glazed window to the front of the property, storage cupboard and a wall mounted radiator.

## Bedroom Two

9' 4" x 7' 1" ( 2.84m x 2.16m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Three

6' 9" x 4' 10" ( 2.06m x 1.47m )

Double glazed window to the front of the property and a wall mounted radiator.

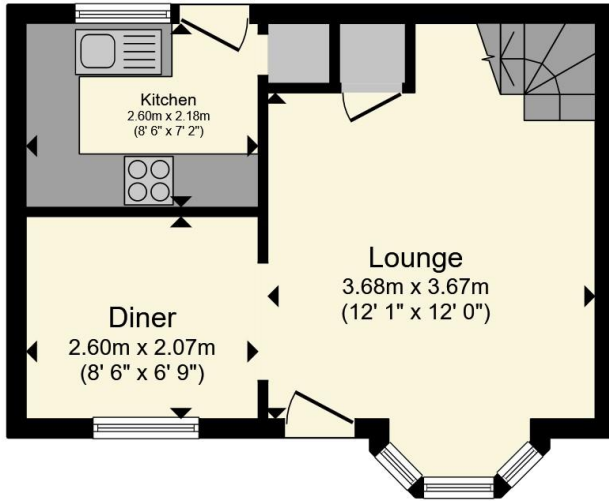
## Bathroom

Obscure double glazed window to the rear of the property, bath with shower over, WC, wash hand basin and a wall mounted radiator,

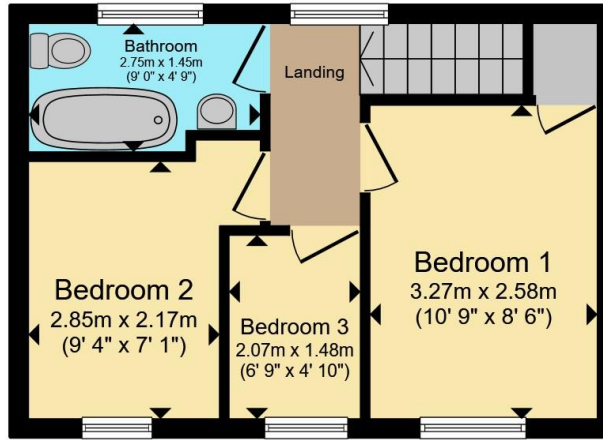
## Rear Of The Property

Enclosed rear garden offering a low maintenance upkeep, decking area offering ample space for garden furniture, timber shed, outside tap and gate providing side access to the parking area.





**Ground Floor**



**First Floor**

Total floor area 57.8 m<sup>2</sup> (622 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/NAB313390](http://connells.co.uk/Property/NAB313390)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB313390 - 0002