

SIMPLY GREEN

35 Higher  
Sandygate



Detached Bungalow

Kitchen Diner

Living Room

Conservatory

Two Double Bedrooms

Bathroom

Garage / Carport & Driveway

Amazing Gardens

Views

Freehold / Council Tax Band D



A great opportunity to purchase a beautiful detached bungalow with amazing gardens and views across the fields.

Located on the outskirts of Kingsteignton, this spacious detached bungalow boasts a modern kitchen diner, living room, conservatory, two double bedrooms and a bathroom. Externally it offers a garage, car port & driveway parking to the front, with an expansive wrap around garden giving you the opportunity to live the good life.

The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities, including a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. In addition to this there are three primary schools and a secondary school. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities, a hospital and main line railway station.

If you're looking for a little bit of the good life, this property maybe just what you are looking for.

## Accommodation:

The entrance hallway welcomes you into this spacious home, with doors to the principal rooms.

A sizable, modern kitchen diner has a range of bespoke wall and floor units with contrasting worktops giving you a wealth of storage and workspace. A large double glazed window overlooks the rear garden and views beyond. The floor is tiled through to the dining area which offers plenty of space for a table and chairs. There is space for a range style cooker or an Aga as there is the original chimney beside and it has space and plumbing for washing machine and dishwasher and space for a large upright fridge freezer. A glazed door opens to the side porch with a tiled floor and an external door opening out to the garden.

Walking into the living room, you are greeted with a sizable room offering a feature fireplace with a Multi fuel stove (please note: The vendors will be leaving a large amount of seasoned logs which depending on usage could last up to 2 years). This relaxing room is carpeted, has a tv point, three large windows and a glazed door to the conservatory, this allows plenty of natural light into the room. The conservatory was added in 2009 and makes a fabulous addition to the property, it has real oak flooring, a radiator, a tv point, a sliding door opening to the gardens and beautiful views across the fields.

Moving through to the bedrooms, the bungalow offers generous principal double room, which is carpeted and includes a range of wardrobes. There is an inset space, ideal for a dressing table and further space for other bedroom furniture. A window overlooks the side garden and this has a radiator below.

Bedroom two is a smaller carpeted double room and this includes a double wardrobe. Again there is a window overlooking the gardens with a radiator below. To complete the accommodation is the bathroom. This has tiled flooring, tiled walls, towel radiator, two obscure windows and a white suite which offers a bath, pedestal hand basin, low level W.C and a separate corner shower with sliding doors.

## Outside:

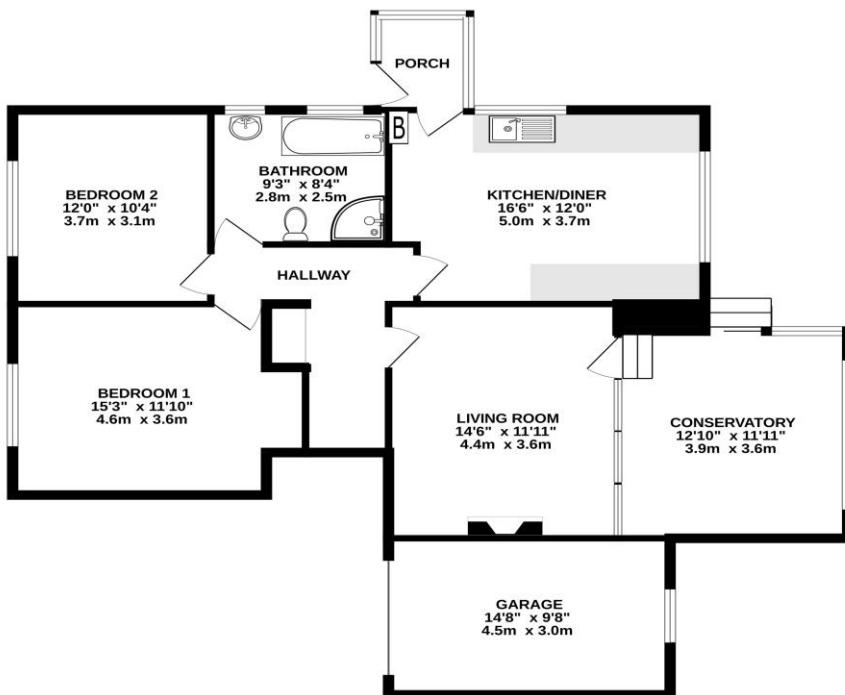
This idyllic bungalow has a gated driveway with parking for numerous cars. this leads to the storm porch with a glazed front door opening into the entrance hallway.

There is a garage/workshop with an up and over door. It has electrics and a new insulated roof. Adjacent to the garage is a carport with another parking space behind. and next to this behind the garage is the first of two log stores & and a storage room with electrics.

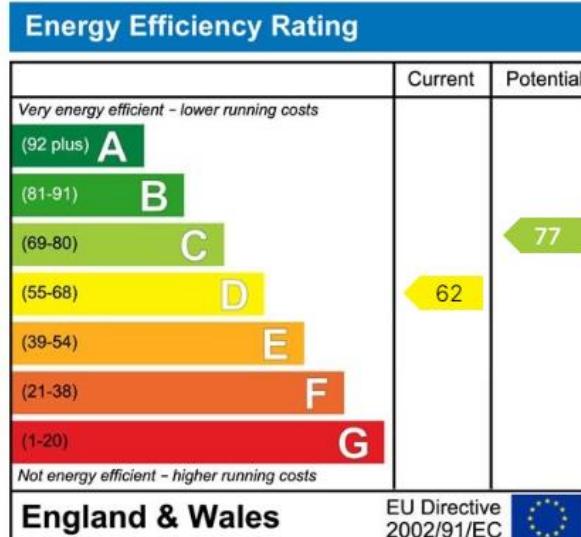
Either side of the bungalow are wooden gates giving access to the large enclosed gardens. To the left of the property is a lawn with a pathway leading around the bungalow. this is enclosed with a bush hedge. Opening onto the rear garden the current owners have a good size vegetable plot including a raised bed. From here you can access the rear porch. As you proceed to the right of the property you are greeted with a very large area of lawn, this has a corner patio ideal for enjoying the summer months and a second log store plus another storage shed. This in turn leads onto the main vegetable plot which backs on to the neighbouring field. This is a larger plot and the current owners grow enough vegetables to be self sufficient each year. If they have any surplus, the neighbours are always happy to accept the delicious produce.



GROUND FLOOR  
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA - 1134 sq ft. (105.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan detailed 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 materials and components used in the construction of the property have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrolinx CS2024



**EPC: D**

**COUNCIL TAX BAND: D**

**TENURE:  
FREEHOLD**

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.



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