



Kingsteignton

2x  1x 

ENERGY RATING D66

- Video Walk-through Available
- Link Detached Bungalow
- 2 Double Bedrooms
- Lounge Overlooking Front Garden
- Contemporary Kitchen/Breakfast Room
- Modern Shower/Wet Room
- Double-Glazed Conservatory
- Front & Rear Gardens
- Gated Driveway & Single Garage
- Cul De Sac Location

Guide Price:
£300,000
FREEHOLD

4 Templers Way, Kingsteignton, Newton Abbot, TQ12 3NX



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

4 Templers Way, Kingsteignton, Newton Abbot, TQ12 3NX

A superbly presented and modernised link detached bungalow situated in a sought after and level cul-de-sac within Kingsteignton. The bungalow offers two double bedrooms, lounge, conservatory, kitchen/breakfast room and a shower/wet room and benefits from uPVC double glazing and gas central heating. The gardens have been landscaped for ease of maintenance and there is a driveway providing off-road parking and a single garage. Internal viewings are recommended to appreciate the popular location and accommodation on offer. Templers Way is a level and highly sought-after cul-de-sac in the heart of Kingsteignton. The property is convenient for local shops, primary and secondary schools and other amenities. For the commuter the property is also convenient for the A380 dual carriageway linking Torbay and Exeter (M5 beyond). The mainline railway station at Newton Abbot is approximately 2 miles away.

The Accommodation:

A uPVC part-obscure double-glazed sliding door with uPVC obscure double-glazed side panel leads to the entrance porch with a multi-glazed door to a spacious hallway with storage cupboard housing wall mounted gas boiler. The lounge has a uPVC double-glazed window overlooking the front garden. The kitchen/breakfast room is fitted with a range of white wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob with spaces for fridge/freezer and washing machine, tiled flooring, larder cupboard, uPVC double-glazed window and part obscure double-glazed door to the conservatory which has uPVC double-glazed windows and sliding patio door leading onto the rear garden. Bedroom one has a uPVC double-glazed window overlooking the rear garden and bedroom two has a uPVC double-glazed window to front. There is also a modern shower/wet room with suite comprising walk in shower area, low-level WC, vanity wash basin, heated towel rail and uPVC obscure double-glazed window.

Parking:

Outside to the front there are double gates and a tarmac drive providing off-road parking leading to a single garage.

Gardens:

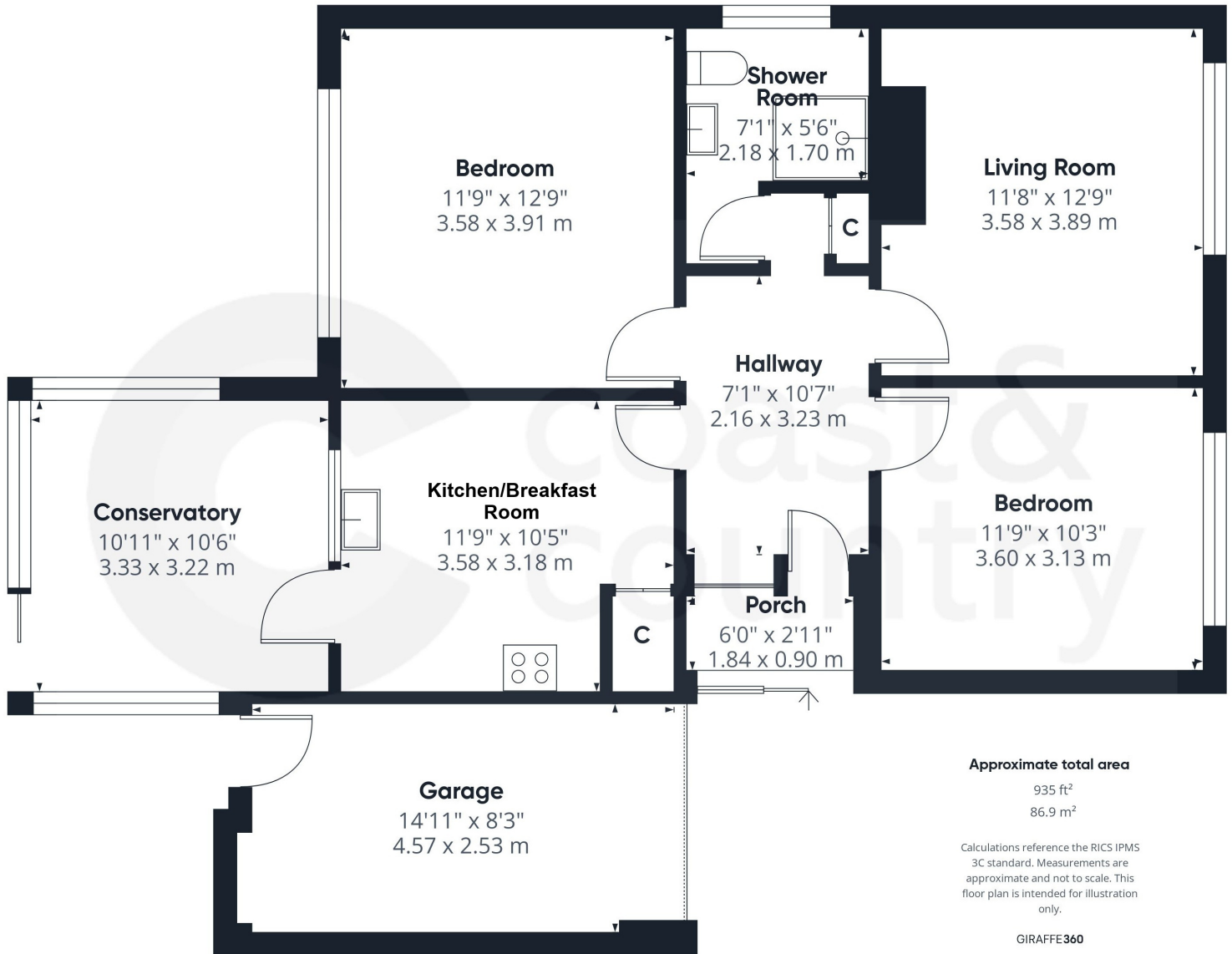
The front garden has a level lawn with well stocked shrub borders, path and gate at side lead to the rear garden which has been landscaped for ease of maintenance with a paved patio, artificial grass, gravelled area and fencing to boundaries. The garage has a metal up and over door and uPVC courtesy door to the rear garden.

Directions:

Heading from Newton Abbot into Kingsteignton, passing the Tesco Express on the left. At the Oakford Roundabout take the first exit and then continue straight ahead into Gestridge Road B3195. Take the 7th turning on the left into Clifford Avenue. Take the 1st left into Templer's Way.



4 Templers Way, Kingsteignton, Newton Abbot, TQ12 3NX



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.