



70a Gestridge Road, Kingsteignton

£120,000 Leasehold

No Onward Chain • Ground Floor Flat • One Double Bedroom • Open Plan Living Area • Newly Decorated • New Carpets • Parking • Utility Space • Great Location • Close To Amenities

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A beautifully presented one-bedroom ground floor flat, forming part of an attractive conversion completed in 2017, offering stylish and practical accommodation throughout. Ideally situated in the popular town of Kingsteignton, the property enjoys convenient access to a range of local amenities, transport links and nearby countryside walks, making it an excellent choice for first-time buyers, investors, or those looking to downsize.

The property is approached via an attractive iron gate which leads into a small enclosed front garden, creating a welcoming first impression and providing a pleasant outdoor space to enjoy. The front door opens into a bright and spacious open-plan kitchen and living area, thoughtfully designed to maximise both space and natural light. A charming bay window to the living area creates an attractive focal point and flooding the room with natural light, making it an ideal setting for both relaxing and entertaining.

The contemporary kitchen is fitted with a range of units offering ample storage and worktop space, seamlessly blending with the living area to create a sociable and versatile environment.

Adjacent to the main living space is a useful utility area, providing additional practicality and a dedicated space for household appliances, helping to keep the main accommodation uncluttered.

The property further benefits from built-in storage, ensuring excellent use of space throughout. The generously sized double bedroom offers a comfortable and peaceful retreat with plenty of room for freestanding furniture. Completing the accommodation is a spacious and modern shower room, fitted with a large shower enclosure and contemporary fixtures and fittings.

Externally, the property enjoys the added advantage of allocated parking located to the rear of the building, providing convenient off-road parking. Combining modern comforts with character features and a highly convenient location, this attractive ground floor apartment presents a fantastic opportunity to acquire a ready-to-move-into home in a sought-after residential area.

Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle on offer.

Measurements

Lounge/Diner - 15'5 × 12'11 (4.72m x 3.66m)

Kitchen Area - 9'11 × 8'4 (2.74m x 2.44m)

Bedroom - 12'3 × 9'10 (3.66m x 2.74m)

Bathroom - 6'9 × 6'1 (1.83m x 1.83m)



Important Information

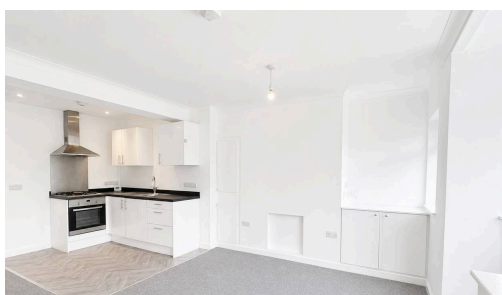
Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

EPC Rating D

Teignbridge Council Tax Band A
(£1777.71 2026/2027)

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		