





11 Kingsteignton Road, NEWTON ABBOT

Guide £275,000 Freehold

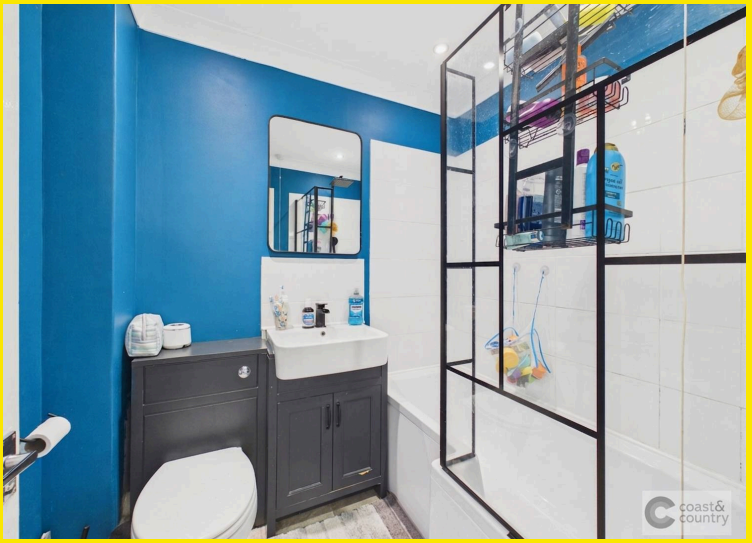
Virtual Walk-Through Available • Period Style Terraced House • Level Location On The Edge Of Town • 3 Bedrooms • Living Room With Decorative Period Fireplace • Smart Modern Kitchen With French Doors And Twin Neff Ovens • Family Bathroom & Downstairs WC • Delightful Enclosed Courtyard Garden • 2 Off Road Parking Spaces • Gas C/H, Double Glazing & Contemporary Window Shutters















This beautifully presented 3-bedroom mid-terraced house offers an exceptional blend of period charm and contemporary style, ideal for those seeking a comfortable and convenient home on the edge of town. Well-presented throughout, the property features elegant contemporary window shutters, tasteful décor, and a thoughtfully designed layout that maximises space and light. The accommodation is arranged to suit modern living, with a welcoming atmosphere and high-quality touches. A virtual walkthrough is available, allowing you to explore this inviting home at your convenience.

Situated in a level location on the outskirts of town, the property benefits from easy access to a wide range of local amenities. Residents enjoy the convenience of nearby shops, schools, and leisure facilities, as well as excellent transport links connecting the area to neighbouring towns and the wider region. The community is friendly and well-established, providing a pleasant and secure environment for families and professionals alike.

Accommodation

On the ground floor, the property opens to a spacious living room that serves as the heart of the home, offering a comfortable setting for relaxation and entertaining. The smart modern kitchen is a highlight, fitted with twin Neff ovens and sleek cabinetry, and featuring French doors that enhance the sense of space and connection to the outdoors. A downstairs WC adds further practicality to this level, ensuring convenience for residents and guests.

Upstairs, the property provides two well-proportioned bedrooms, each presented in immaculate condition, and a smaller single bedroom that could also be used as a nursery, study or dressing room. The modern bathroom is stylishly appointed and includes a WC, catering to the needs of a busy household. Double-glazed windows and gas central heating ensure comfort and energy efficiency throughout the seasons.

Garden

At the rear of the property sits a private and enclosed courtyard garden. Featuring an outdoor tap and plenty of room for enjoying warm summer evenings or alfresco dining.

Parking

Parking is provided by two off-road spaces, located conveniently for easy access to the property. This practical arrangement ensures peace of mind for residents and visitors, making day-to-day living straightforward and stress-free.

Agent's notes

Council Tax: Currently Band B

Tenure: Freehold

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

There is a small flying freehold belonging to the neighbouring property, situated above the entrance hall of this property.

EPC Energy Efficiency Rating: C



Ground Floor

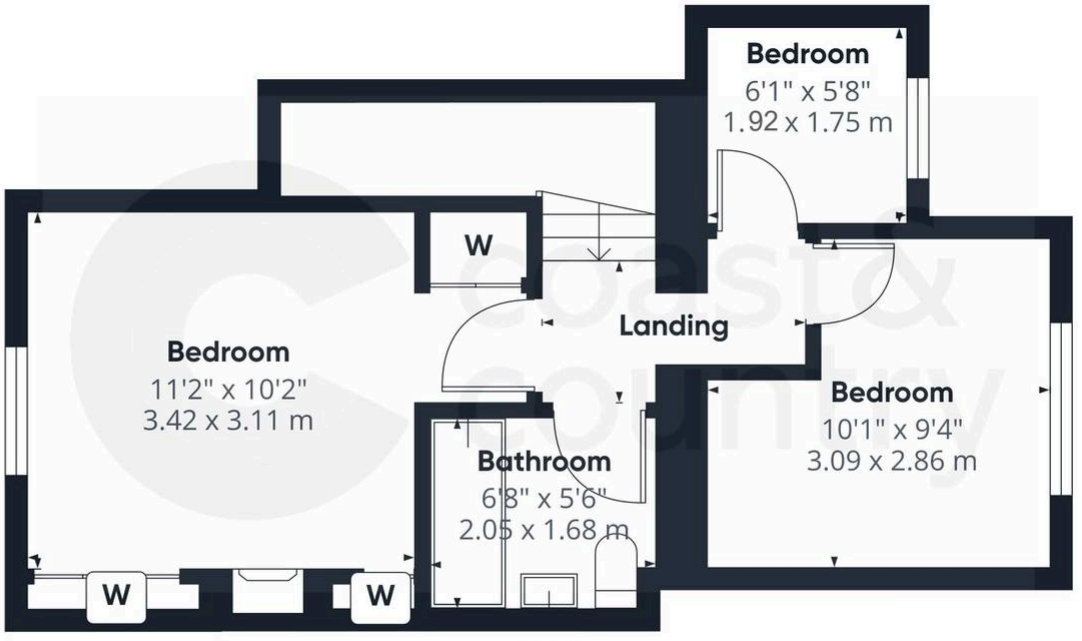
Approximate total area

709 ft²

65.9 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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 ± 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.