

SIMPLY GREEN



Leaze Road, Kingsteignton, Newton Abbot, Devon, TQ12 3JR

Newton Abbot - Guide Price £325,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

- Detached Bungalow On A Generous Plot
- Open Plan Living Spaces
- Garage & Driveway Parking
- Enclosed & Secluded Rear Garden
- Bright & Airy
- Three Bedrooms, Loft Bedroom w/ Ensuite
- Close To Local Amenities
- Tucked Away Position
- Sought-After Area
- Patio space

Property Type: Detached Bungalow

Council Tax Band: C

Tenure: Freehold

This detached bungalow occupies a generous plot in a tucked-away position in the heart of Kingsteignton, offering a peaceful setting while remaining conveniently close to local amenities. The property benefits from level and easy access to schools, shops, and a variety of local walks, making it well suited to a wide range of buyers. Internally, the accommodation comprises a kitchen/diner, a separate lounge, two well-proportioned ground floor bedrooms, and a family bathroom. To the first floor, a third bedroom is located within the eaves of the property and further benefits from its own en-suite facility. Situated on Leaze Road within a well-established residential area, the property enjoys a desirable position in the popular market town of Kingsteignton. The town is highly regarded for its strong community atmosphere and excellent access to a comprehensive range of local amenities, appealing to families, professionals, and retirees alike.







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Ground Floor Accommodation

Upon entering the property, you are welcomed by a practical porch area, ideal for storing outdoor coats and bags. This space provides access to the main interior of the home as well as a door leading to the rear of the property.

The kitchen/diner is a generously sized, light-filled space, benefiting from dual-aspect windows that allow an abundance of natural light. The kitchen is fitted with ample oak-style cabinetry and rolled worktops, with space for a freestanding washing machine, dishwasher, and cooker with hob. The dining area is spacious and offers direct access to the rear garden, along with an adjoining utility space.

The lounge is well proportioned and also features dual-aspect windows, with sliding doors opening onto the rear garden, creating a bright and inviting living area. This room is fitted with multiple electrical outlets and radiators.

The ground floor further comprises two well-sized bedrooms, both featuring uPVC windows and multiple electrical outlets. The family bathroom is a good size and finished in white tiling, comprising a bath with shower over, WC, and wash basin.

First Floor Accommodation

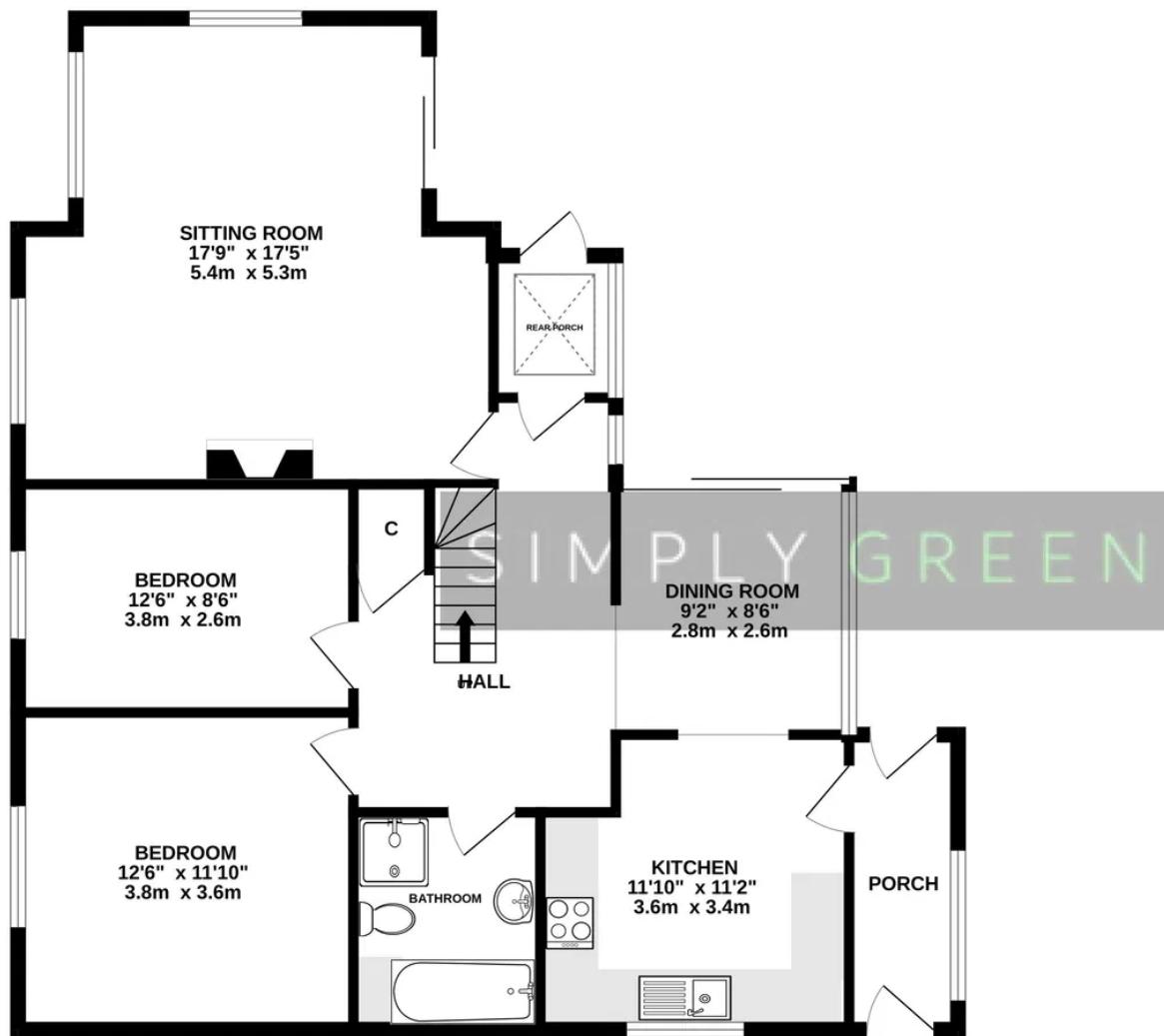
As you ascend to the upper floor, you will find a spacious loft room utilised as a bedroom complete with an en-suite bathroom comprising a bath, WC, and wash basin with under-sink storage. The room also benefits from access to eaves storage and features a Velux window, allowing an abundance of natural light to fill the space.



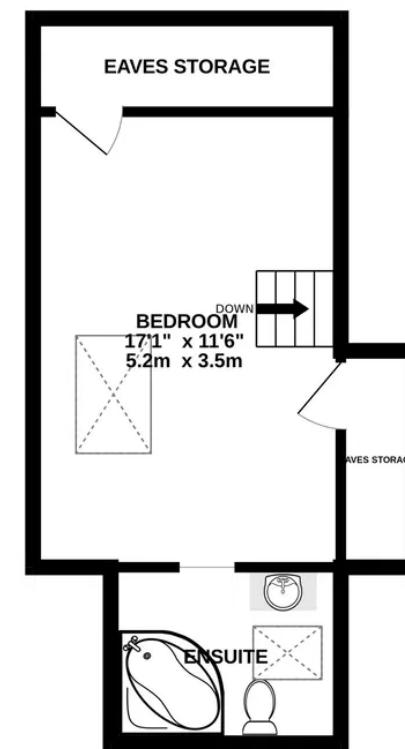
External Features

To the front of the property, there are two designated parking areas, including private parking for two vehicles and a gated driveway to the left-hand side leading to a single garage and additional parking space. The garden wraps around the property and features a lawned area alongside a patio, ideal for al fresco dining. Sliding doors positioned around the property provide seamless access between the indoor and outdoor spaces.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AND

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UNEXPECTED SURPRISES!**

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