

SIMPLY GREEN



Leaze Road, Kingsteignton, Newton Abbot, TQ12 3JR

Newton Abbot - Guide Price £295,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- No Chain!
- Recently Modernised
- 3 Bedrooms
- Detached Bungalow
- Ample Parking
- Quiet & Flat Location
- Large Sun Drenched Rear Garden
- Feature Fire Places
- Close To Local Amenities
- Extension Drawings Upon Request

Property Type: Detached Bungalow

Council Tax Band: C

Tenure: Freehold

This no chain beautifully modernised bungalow is ideally positioned on the sought-after Leaze Road, offering a superb blend of comfort, flexibility, and potential. The accommodation includes a bright and welcoming lounge, a stylish kitchen/diner perfect for everyday living and entertaining, and three well-proportioned bedrooms. One bedroom offers versatility as a second reception room, home office, or dining space. A contemporary family bathroom completes the interior. Externally, the property benefits from ample driveway parking and a generous rear garden, ideal for outdoor enjoyment and offering excellent potential to extend (subject to planning permission). Conveniently located close to local amenities, including shops, schools, and pleasant walking routes, the property also benefits from relatively level access.

Location

Situated in the popular residential area of Kingsteignton, Leaze Road offers a convenient and well-connected location on the edge of Newton Abbot, ideal for families and professionals alike.

The area benefits from a good range of local amenities including supermarkets, shops, cafés and healthcare facilities, with more extensive shopping, dining and leisure options available in Newton Abbot town centre. Excellent transport links are nearby, with easy access to the A380 and mainline rail services.

There are several well-regarded schools within close proximity, including Rydon Primary School and St Michael's Church of England Primary School, along with a selection of secondary schools in Newton Abbot.

For outdoor enthusiasts, the area offers access to scenic walks and green spaces such as Decoy Country Park and Stover Country Park, as well as the nearby Teign Estuary and the coast at Teignmouth.

Overall, this location combines everyday convenience with excellent access to both countryside and coast.







Ground Floor Accommodation

This beautifully presented property is finished throughout in tasteful neutral tones, creating a bright, modern, and inviting living environment. Upon entering, you are welcomed by a stylish entrance hall featuring elegant wood panelling in a soft, neutral finish, setting the tone for the rest of the home. The hallway provides access to all principal rooms and enhances the sense of space and light.

The lounge is a light-filled and spacious area, benefitting from large windows that allow an abundance of natural light to flow through. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The open-plan layout connects effortlessly to the kitchen/diner, making this an ideal space for both relaxing and entertaining.

The kitchen/diner is generously sized and thoughtfully designed, offering ample cabinetry. Sleek black units are beautifully complemented by light oak square-edged worktops, creating a contemporary yet warm aesthetic. The kitchen is equipped with an integrated electric oven and hob, with additional space for a freestanding washing machine, tumble dryer, and fridge freezer. Dual windows ensure the space remains bright and airy, while the dining area provides the perfect setting for family meals or entertaining guests.

The principal bedroom is an impressive and stylish retreat, finished in neutral tones with a striking wood-panel feature wall that extends onto the ceiling, adding a modern design element. A charming bay window floods the room with natural light, while a built-in wardrobe provides practical storage. The space is completed with light oak chevron flooring, complemented by tasteful black accent features and bedside lighting. Bedroom two is another well-proportioned room, also featuring a bay window and offering excellent versatility. It can comfortably serve as a second bedroom or an additional reception room. The space includes built-in shelving surrounding an attractive feature fireplace and is finished in neutral décor. The third bedroom continues the theme of character and comfort, featuring its own fireplace and neutral styling, along with soft grey carpeting. Both additional bedrooms are well-presented and adaptable to a variety of needs.

The family bathroom has been modernised to a high standard, featuring floor-to-ceiling marble-effect tiling. It is fitted with a bath and overhead shower, WC, wash basin, and a glazed window, completing this stylish and functional space.

External Features

Externally, the property offers ample off-road parking to the front, providing both convenience and practicality.

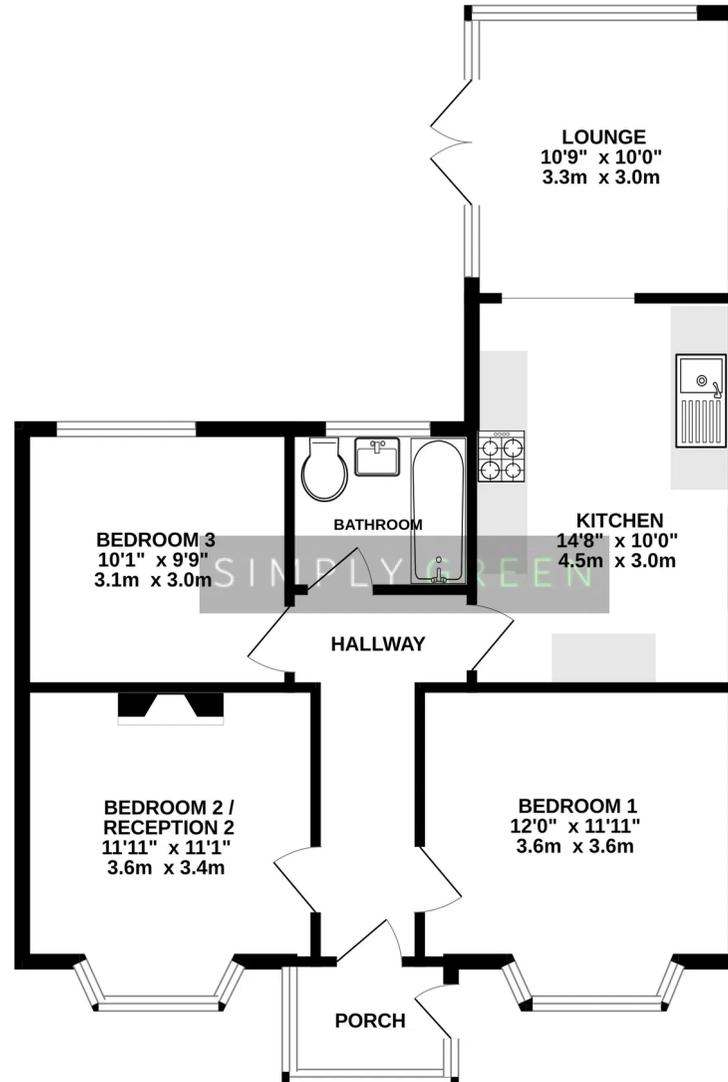
To the rear, there is a generously sized garden that enjoys sunlight throughout the day, creating an ideal outdoor space for relaxing and entertaining. The garden features a well-positioned patio area, perfect for outdoor dining, alongside an extensive lawn.

The current vendors have explored the potential to extend the property, with drawings available upon request, offering an excellent opportunity for further development (subject to the necessary permissions).

Additional benefits include side access to the property and the presence of garden sheds, providing useful storage solutions.



GROUND FLOOR



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PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

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REALLY THE BEST ONE
AVAILABLE?**

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