



SIMPLY GREEN

Longfield Avenue, Kingsteignton, Newton Abbot, TQ12 3RA

Newton Abbot

Guide Price
£300,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Perfect Family Home
- Modernised
- Well Proportioned Rooms
- Large Rear Garden w/ Fenced Levels
- Panoramic Views
- Cul-De-Sac Location
- Driveway & Garage
- Tranquil Street
- Close To Local Amenities
- Bright & Airy Throughout

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

This three-bedroom semi-detached home is set on Longfield Avenue in the heart of Kingsteignton, offering far-reaching views across the town and towards Dartmoor National Park. The property features a modern lounge, a spacious kitchen/diner, three well-proportioned bedrooms and a contemporary family bathroom. Externally, it benefits from a generous driveway, private front garden, garage and a tiered rear garden enclosed with fencing. Situated in a popular residential area, the home is within easy reach of local amenities, including shops, schools and transport links, while providing a peaceful setting with scenic surroundings.

Location

Nestled on a quiet, leafy street in Kingsteignton, Longfield Avenue offers a superb combination of convenience, charm, and connectivity. The property enjoys a peaceful yet well-connected location — with direct road links via the nearby A380, and easy access to Newton Abbot's train station, for commuting or day trips.

Families will appreciate the proximity to excellent schools, including Rydon School for younger children and Teign School for older pupils, while local parks, riverside walks, and nature reserves such as Hackney Marshes provide lovely outdoor escapes.

For shopping and daily needs, a well-served retail park ensures everything is within reach, and the community's friendly, close-knit feel adds a genuine sense of belonging. With the Devon coastline only a short drive away, this is a location that truly balances rural tranquillity with modern-day practicality.







Ground Floor Accommodation

As you enter the property, you are welcomed into a bright entrance hall with stairs leading to the first floor and elegant double doors opening into the lounge. The lounge is generously sized and features convenient understairs storage. A large window floods the room with natural light, creating a warm and inviting atmosphere.

Another set of glazed French doors leads through to the spacious kitchen/diner. This room is beautifully appointed with matte navy-blue cabinetry and grey Megna, square-edged worktops. The kitchen includes an eye-level fan oven, electric induction hob, stainless-steel extractor, and a stainless-steel sink set neatly within the worktop. A well-positioned window above the sink allows additional natural light to flow in.

The dining area offers ample space for family meals and entertaining, and benefits from its own set of UPVC French doors opening out to the rear garden.

First Floor Accommodation

As you ascend to the first floor, you will find three bedrooms along with a modern family bathroom. The principal bedroom is a generous, well-presented space, finished with contemporary grey carpeting and fitted mirrored wardrobes. A well-proportioned window allows ample natural light to brighten the room.

The second bedroom is also comfortably sized fitting a double bed and enjoys stunning elevated views across Kingsteignton and towards Dartmoor National Park.

The third bedroom, currently used as an office, offers versatile potential—ideal as a child's bedroom, guest room, or continued home workspace.

The family bathroom has been tastefully modernised and features an L-shaped bathtub with an overhead shower and glass screen, along with a wash basin and WC.

External Features

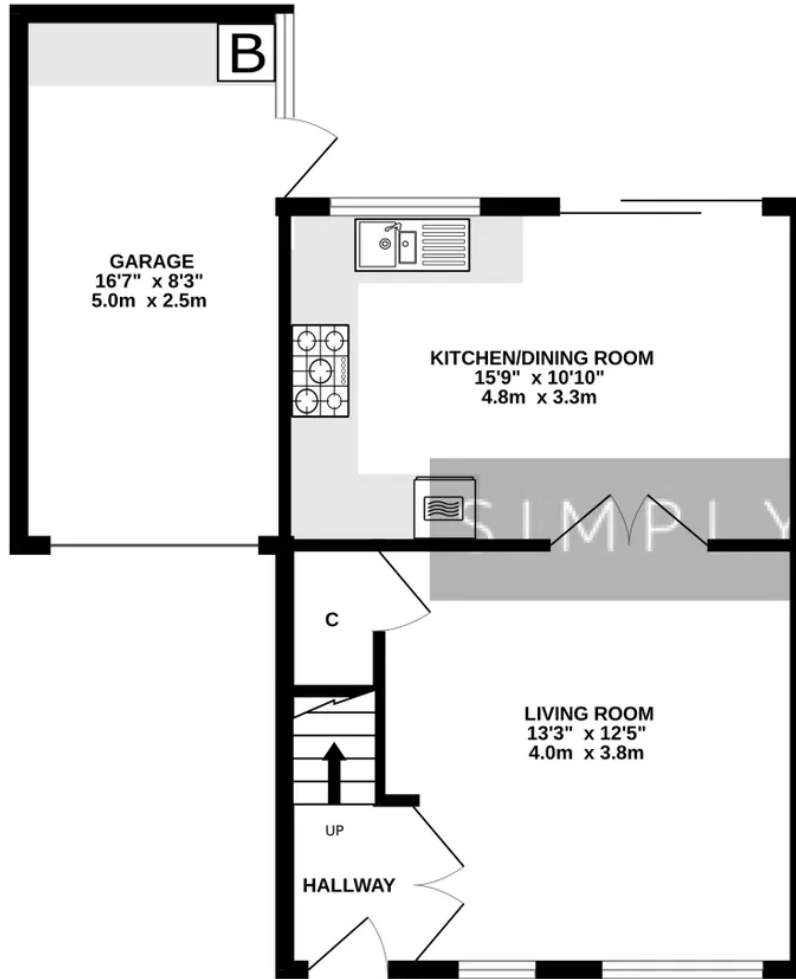
To the front of the property, you will find a private garden area alongside driveway parking and a single garage. The garage also provides convenient access through to the rear garden.

The rear south-facing garden is generously sized and features an L-shaped patio area leading to both the French doors and the garage—an ideal space for outdoor seating or dining. For low maintenance, the garden includes an area of artificial lawn. A secure fence separates this section from the lower tiers, offering added peace of mind for young families.

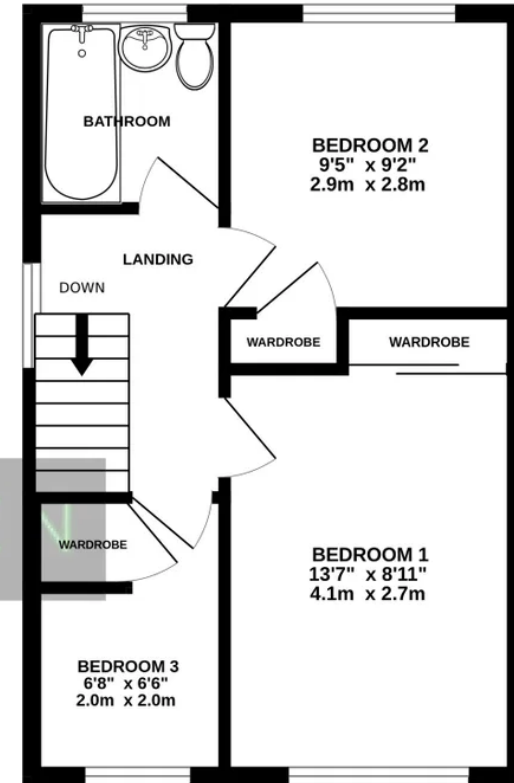
The tiered decking below provides an excellent additional outdoor space, perfect for socialising, relaxing, or creating a separate play or seating area.



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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