



Longfield Avenue, Kingsteignton, TQ12

£245,000

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Property Description

A few steps rise up to a paved area at the front of the property. There is a storm porch above the PVCu front door. The door is partially glazed and opens into the hallway.

The hallway has stairs to the first floor, a door to the lounge and a doorway to the kitchen.

The kitchen has laminate flooring and a range of light grey wall and floor units with wood effect worktops giving plenty of workspace and storage. It comes with a built in fridge freezer, dishwasher, extractor fan and inset sink. There is a space for a free standing cooker with hob and space and plumbing for a washing machine. Stylish tiled upstands complete the modern look.

The lounge diner is a good size, also with laminate flooring. A modern electric wall fire offers extra warmth on a winters evening. A large window and a glazed door to the rear garden, both offer lots of natural light to the room.

Carpeted stairs rise to the first floor landing, with access to the loft and doors to then bedrooms and bathroom.

The loft is part boarded and has a light and ladder.

The principal double bedroom is carpeted and has a window overlooking the rear garden. The second bedroom also a double with carpeted flooring and a window to the front of the property.

The modern bathroom has a white suite comprising; bath with shower over and a glass shower screen, pedestal basin and low level w.c. The walls are tiled and a light grey vinyl flooring enhances the stylish look and contrasts well with the grey bath panel. A frosted window opens to the side of the property.

Sellers Insight

This house is in a very peaceful location with amazing views. The neighbours are very friendly and the location is ideal, with local shops and amenities close by and the A380 linking to the motorways.



Measurements

Lounge diner - 13' 8" x 11' 10" (4.17m x 3.61m) Kitchen - 11' 0" x 6' 1" (3.35m x 1.85m) Bedroom 1 - 11' 10" x 8' 11" (3.61m x 2.72m) Bedroom 2 - 9' 3" x 8' 7" (2.82m x 2.62m) Garage - 16' 8" x 8' 1" (5.08m x 2.46m)

Location

Situated in a quiet, popular area of Kingsteignton, this property has good access to the A38 and A380 dual carriageways. Kingsteignton, now deemed a town, still maintains the charm of a large village and is within a mile or two from the market town of Newton Abbot, in the Teignbridge District of South Devon. Kingsteignton is set at the head of the Teign Estuary, with nearby coastal resorts of Teignmouth, Shaldon and Dawlish. Dartmoor National Park is just a few miles away and there is easy access to good road and rail services from Newton Abbot. There are Primary and Secondary Schools, a Post Office, Library, range of shops, Supermarkets, Leisure and other amenities

Useful Information

Mains electricity, gas and water are connected. Gas and Electric meter located in cupboard at bottom of stairs. Teignbridge district council band C £1,846.22
Broadband download speeds of up to1Gb according to Virgin Media

EPC Rating: D

Key Features

- ✓ Semi Detached House
- ✓ Lounge Diner
- ✓ Modern Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Bathroom
- ✓ Gas Central Heating
- ✓ Garage
- ✓ Driveway Parking
- ✓ Tiered Rear Garden
- ✓ Great views



External Areas

Garden

The front of the property is approached by a tarmac driveway owned by the vendors with access rights for the neighbours. The garden area is also part of the property. The driveway leads to the garage with electrics and a door to the rear garden. An established rockery garden is planted with flowers and shrubs and above this is a paved area. The rear enclosed garden is tiered with the very bottom level stone chipped. The next level has been decked and is ideal for entertaining or enjoying an evening glass of wine. Steps rise to the higher level which has been planted with shrubs and trees. The property has some lovely views across Newton Abbot and Kingsteignton and even reach as far as Dartmoor.



Garage

Double Garage

Driveway parking for one vehicle plus a single garage







Very energy efficient - lower running costs

(92-100)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

87

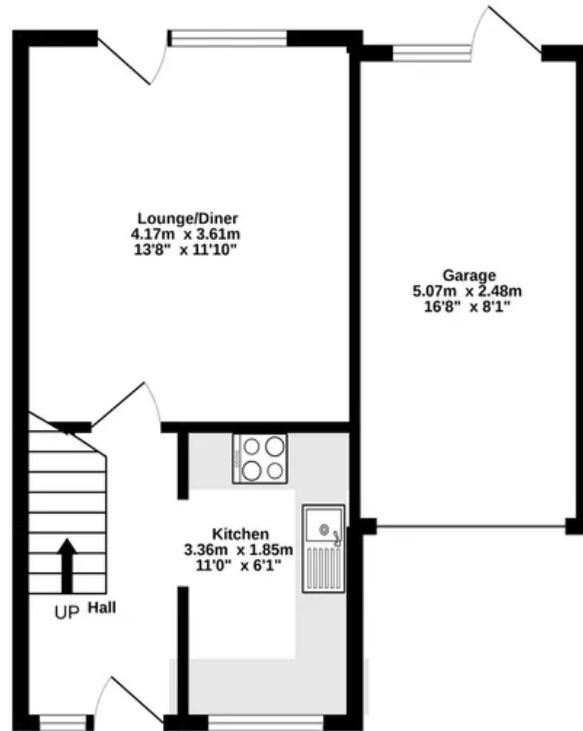
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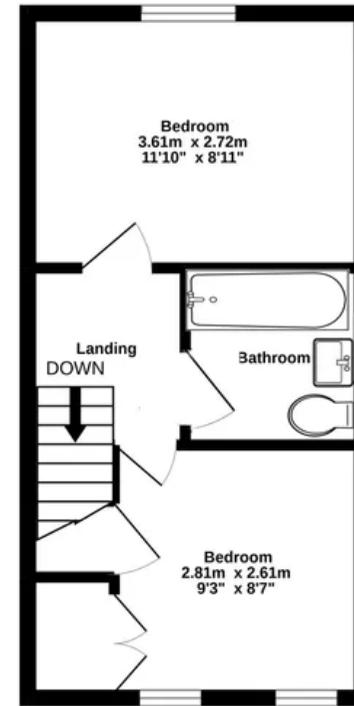


All

Ground Floor
39.0 sq.m. (420 sq.ft.) approx.



1st Floor
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA : 66.5 sq.m. (716 sq.ft.) approx.

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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Chamberlains

01626 365055

newtonsales@chamberlains.co

