



Exeter Road, Kingsteignton, TQ12

£425,000 Offers Over

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Property Description

This is a great family home offering spacious accommodation throughout and very large gardens and driveway.

This extended four bedroom semi detached house is on a level sought after location conveniently situated for all the local facilities.

The front of the property has an area lawn just outside the walled front garden which is tastefully landscaped with plants, shrubs and flowers. Adjacent to this is the long driveway. The very start of the driveway is Tarmacadam and leads to the herringbone paved drive which runs the length of the property to the double garage at the rear, this offers an abundance of parking.

The glazed front door opens into the hallway with a wooden floor. there are stairs to the first floor and doors to both the kitchen and dining room.

The modern kitchen has a tile look laminate floor, a range of wood effect wall and floor units with dark marble effect worktops, giving you plenty of storage and workspace. There is a built in electric oven, gas hob with extractor above, space and plumbing for a dishwasher and space for an upright fridge freezer. Dual aspect windows allow plenty of natural light in and a further door opens into the utility room.

The large dining room is carpeted and also has windows to the front, a door to the second hallway and internal glazed French doors to the lounge.

The spacious lounge is carpeted and has a feature fireplace with a gas wood burner. either side of this are two recessed alcoves adding to the rooms character. Large French doors to the garden with windows either side, make this a bright and airy room.



The utility room has a tiled floor with storage cupboards, a sink, space and plumbing for a washing machine and tumble dryer. Next to this is a down stairs w.c and beside this is a useful airing cupboard. From here a door opens into the second hallway giving you access to the rear porch/lobby. The porch/lobby has laminate flooring, a window overlooking the rear garden, storage for coats and shoes and a door to the rear driveway.

Stairs rise to the first floor landing with a handy linen storage cupboard. There are doors the bedrooms, bathroom, shower room and stairs to the loft rooms.

The principal bedroom is a large carpeted double with a window overlooking the rear garden.

Bedroom two is a good size double with built in wardrobes, carpet and a window to the front.

Bedroom three is a smaller double with a built in storage cupboard, carpet and a window to the front.

Bedroom four is a carpeted single bedroom with a window overlooking the rear garden.

There are two bathrooms with one being a shower room.

The bathroom has a laminate floor, tiled walls and comprises; a grey suite of bath with shower over and glass shower screen, a pedestal basin, a low level w.c and a frosted window.

The shower room also has a laminate floor with tiled walls, and comprises; enclosed shower cubicle, vanity basin with storage cupboard, low level w.c and a frosted window.

Stairs rise to the loft rooms. The first room is completely boarded with a Velux window and a side window offering plenty of potential for various uses. The second room has been used as a dark room but would be ideal as an office.

Sellers Insight

We have lived here for 55 years and we have now made the very hard decision to down size, due to ill health.

The rooms are all very spacious, and well lit with sunlight.

The rear of the house faces almost west, resulting in the rear of the property being bathed in sun for most of the day.

The patio door to the large lounge, brings the garden into the house the rear garden is well stocked with shrubs.

The large rear garden allows easy gardening to produce lots of veg There are mature apple, pear and plum trees, and a strawberries and raspberry's planted.

There is plenty of parking, three spaces to the front with room for a further four to the garage and paved area adjacent.

There is lots of storage with the double garage both fitted with roller doors and a very large shed which could easily turned into a work from home space.

The bus stop to Newton Abbot, Torquay or Exeter is found opposite the house.

Dartmoor, Exeter, Teignmouth and Newton Abbot are all a short drive away.

The Doctors Surgery, the junior and senior schools are all a short walk away.

Tesco is a five minute drive away

Measurements

Lounge - 20' 2" x 13' 8"

Dining Room - 17' 1" x 8' 8"

Kitchen - 16' 1" x 8' 2"

Bedroom 1 - 13' 9" x 13' 7"

Bedroom 2 - 12' 7" x 9' 3"

Bedroom 3 - 12' 2" x 9'

Bedroom 4 - 12' 7" x 6' 1"

Bathroom - 9' 6" x 6' 7"

Shower Room - 9' 3" x 7' 1"

Loft Area - 24' x 14' 11"

Loft Room - 12' 5" x 10' 3"

Double Garage - 22' 1" x 19' 11"

Workshop - 34' 1" x 11' 7"

Useful information

Mains electricity, gas and water all connected

Teignbridge district council band D £2,142

Broadband download speeds of up to one Gbps (According to Virgin)

EPC Rating: C

Key Features

- ✓ Semi Detached
- ✓ Spacious Lounge
- ✓ Large Dining Room
- ✓ Modern Kitchen and Utility Room
- ✓ Four Bedrooms
- ✓ One Bathroom, One shower Room
- ✓ Two Loft Rooms
- ✓ Long Driveway and Double Garage
- ✓ Very Large Rear Garden
- ✓ Chain Free



External Areas

Garden

The rear gardens are very generous in size with a Herringbone driveway running the full length to the double garage with storage above and solar panels keeping your electricity bills down. The landscaped gardens have a beautiful established area of plants, shrubs and flowers with a Sunroom to enjoy the evenings in. There are vegetable plots and an amazing spacious man cave suitable for a number of purposes. Next to this is a greenhouse and from there a stone chipped area to the garage. The front garden is again established with various plants, shrubs and flowers. The front driveway is also Herringbone paving with parking for two cars and a wooden gate to the rear.



Garage

7 Parking Spaces

To the front of the property there is parking for three cars. A wooden gate opens to the long driveway leading to the large double garage allowing parking for four plus cars.













All



TOTAL FLOOR AREA : 288.6 sq.m. (3107 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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