



**Kings Coombe Drive, Kingsteignton, TQ12**

£315,000 Offers Over

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# Property Description

The entrance has a composite double-glazed front door opening into a useful porch, ideal to store coats and shoes.

The spacious living room has a feature fireplace, a large bay window looking to the front and has laminate flooring, that is throughout the ground floor. The stairs rising to the first floor can be found in this room.

Through an archway into the modern kitchen/diner that offers a built-in double oven, integrated dishwasher, induction hob with extractor fan above and space for a washing machine. Just through the kitchen is a utility room that houses space for a tall fridge/freezer and tumble dryer.

The door to the downstairs shower room is accessed from the utility. This bright and airy bathroom has a shower, wash hand basin and low-level WC with an obscure window which faces the rear of the property.

On the first floor there are three double bedrooms and a generous single that is currently being used as an office/study. The principal bedroom faces the rear of the property, while the others look out to the front. The bathroom has a full-size bath with shower above, low level WC, wash hand basin and an obscure window to the side aspect.

There are solar panels on the roof which heat the hot water and helps towards the electricity costs. They also provide a return of approx. £800 per annum.

## Sellers Insight

"This house has been a happy family home for 26 years it's in walking distance to the shop, bus and school's. Ten minutes car ride takes you to the moors ,beach and the market town of Newton Abbot ."

## Measurements

Living Room 16'3" x 12'0" (4.96 x 3.65m)



Kitchen 14'6" x 8'7" (4.42 x 2.61m)

Utility 7'1" x 6'5" (2.15 x 1.96m)

Shower Room - 7'1" x 5'11" (2.15 x 1.81m)

Bedroom 1 16'9" x 7'1" (5.11 x 2.15m)

Bedroom 2 10'9" x 8'2" (3.27 x 2.52m)

Bedroom 3 9'1" x 9'0" (3.00 x 2.75m)

Bedroom 4/Study 6'7" x 5'1" (2.00 x 1.56m)

Bathroom - 9'0" x 4'9" (2.75 x 1.46m)

Cellar 12'10" x 7'2" (3.92 x 2.19m) Reduced Height

### **Useful Info**

EPC Rating D

Solar Panels (Savings of Approximately £800 per year)

Electric and water connected

Council Tax Band C - £1903.91 per year

Broadband speed Ultrafast 1000mbps (according to OFCOM)

EPC Rating: D

# Key Features

- ✓ Semi-Detached House
- ✓ Lounge
- ✓ Kitchen/Diner
- ✓ Utility Room
- ✓ Downstairs Shower Room
- ✓ Four Bedrooms
- ✓ Bathroom
- ✓ Under house Storage
- ✓ Off Road Parking
- ✓ Front & Rear Gardens



# External Areas

## Rear Garden

The back door opens to a few steps down to a slabbed patio area. There are 2 small doors that open underneath the house to a useful storage space/cellar with power (please note there is reduced height space). There is access to a paved driveway and a large shed/workshop, with electricity and water installed.

## Off Road

### 1 Parking Space

To the back of the property is a private driveway with room for one vehicle, behind locked wooden gates.





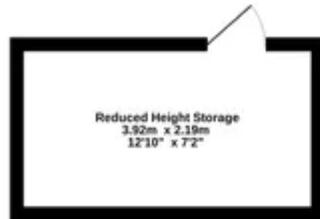




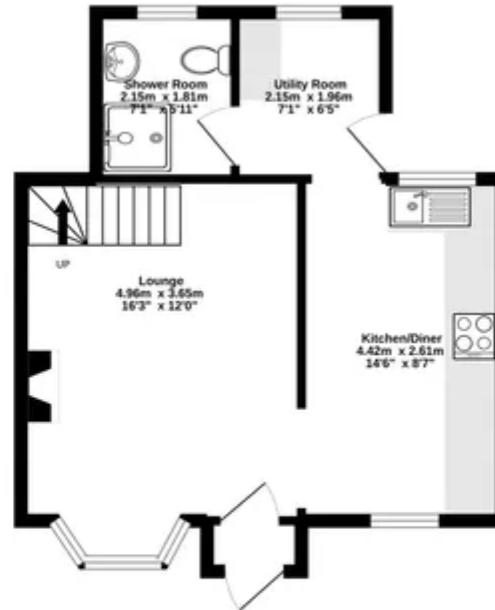


# All

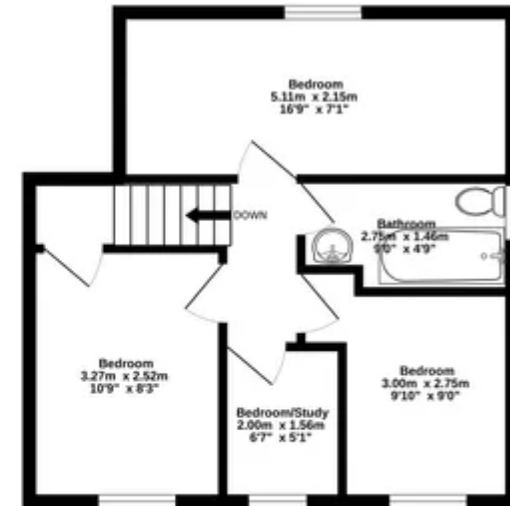
Under House Storage  
8.6 sq.m. (92 sq.ft.) approx.



Ground Floor  
37.0 sq.m. (398 sq.ft.) approx.



1st Floor  
37.2 sq.m. (400 sq.ft.) approx.



**TOTAL FLOOR AREA : 82.7 sq.m. (891 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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