



14 Little Close, Kingsteignton

£225,000 Freehold

Two-bedroom terraced home • Popular Kingsteignton location • Spacious lounge with dining area • Modern kitchen/diner • Modern bathroom with shower over bath • Parking • Garage in a separate block • Ideal for first-time buyers, downsizers, or investors

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A well-presented **two-bedroom terraced home** situated in the popular area of **Kingsteignton**, offering practical living space and the added benefit of a **garage in a separate block**.

The **ground floor** features a spacious lounge with ample room for both seating and dining, creating a comfortable and versatile living area. To the rear, there is a **modern kitchen/diner** fitted with walnut-effect wall and base units, complemented by dark worktops. The kitchen offers space for a cooker and washing machine, with a door providing **direct access to the rear garden**.

Upstairs, the **first floor** offers two bedrooms comprising a generous main bedroom and a well-proportioned second bedroom, ideal for guests, a home office, or a child's room. The **modern bathroom** is fitted with a vanity wash hand basin, WC, and a bath with shower over, finished in a contemporary style.

Externally, the property benefits from a **garage located in a nearby block**, providing secure parking or useful additional storage.

Conveniently located close to local shops, schools, and amenities, with good transport links nearby, this property would be well suited to **first-time buyers, downsizers, or investors**.

MEASUREMENTS

Lounge - 14'9 × 13'9 (4.49m x 4.20m)

Kitchen/Diner - 14'9 × 7' (4.49m x 2.30m)

Bedroom - 11'10 × 10'6 (3.60m x 3.20m)

Bedroom - 8'10 × 7'1 (2.69m x 2.15m)

Bathroom - 6'6 × 5'10 (1.98m x 1.79m)

Garage - 15'9 × 8'0 (4.80m x 2.45m)



IMPORTANT INFORMATION

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

EPC Rating C

Teignbridge Council Tax Band B
(£1939.35 2025/2026)

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	88
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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