

SIMPLY GREEN

Sandygate Mews

Kingsteignton

SIMPLYGREEN
ESTATE AGENTS
FOR SALE
01626 798440
www.simplygreen.co.uk



TWO BEDROOM TERRACED

- ◆NO ONWARD CHAIN
- ◆ALLOCATED PARKING FOR TWO
- ◆COURTYARD GARDEN
- ◆OPEN PLAN LOUNGE/DINING ROOM
- ◆FANTASTIC FIRST TIME BUY
- ◆TWO BEDROOMS
- ◆PRINCIPLE ENSUITE
- ◆FAMILY BATHROOM
- ◆WELL PRESENTED THROUGHOUT
- ◆TENURE - FREEHOLD

With No Onward Chain! This charming two-bedroom mid-terraced house in Sandygate Mews, Kingsteignton, offers a seamless blend of modern living and convenience. The ground floor features an open-plan lounge, kitchen, and dining area, along with a convenient WC. Upstairs, you'll find two spacious double bedrooms, including a principal ensuite, plus a family bathroom. Outside there is a low maintenance courtyard garden, accessible via French Doors from the lounge. Benefitting from allocated off road parking, in a sought after area close to an array of amenities.



Accommodation

This well-appointed property features a timber door leading into an inviting entrance hallway with solid wooden flooring. The space includes a consumer unit overhead, a central heating radiator, and access to a ground floor WC, complete with a low-level WC and pedestal wash basin, finished with linoleum flooring. Continuing through, the open-plan lounge, kitchen, and dining area is finished with wooden flooring, with a UPVC double-glazed window to the rear and French doors opening to a private courtyard garden. This spacious area is equipped with central heating radiators and multiple power and media points, including a television point and thermostat and an opening leading into the Kitchen.

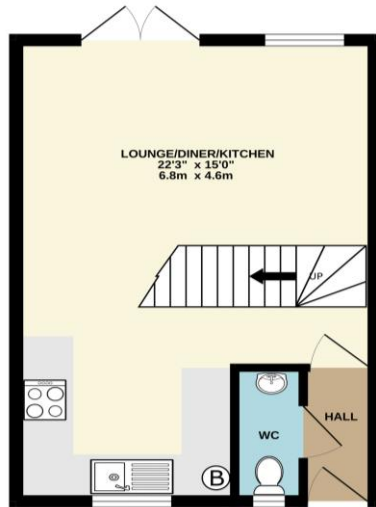
The modern kitchen features a range of wall and base units, work surfaces, and tiled splashbacks, alongside an integrated single oven with hob and extractor fan, a wall-mounted combination boiler, and an inset sink with mixer tap. There's also space for a washing machine and fridge freezer, with linoleum flooring for easy maintenance.

First Floor Accommodation

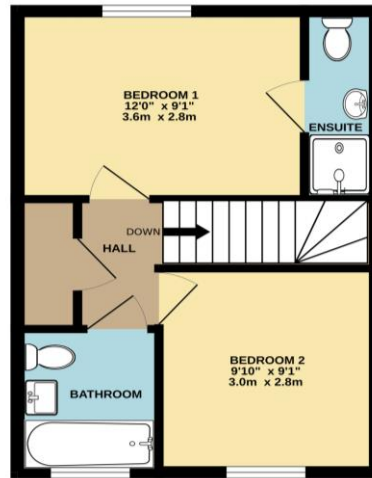
The first floor landing provides access to all rooms, featuring a storage cupboard with shelving. Bedroom one boasts a rear-facing UPVC double-glazed window, central heating radiator, and media points, along with an ensuite bathroom with a low-level WC, pedestal wash basin with tiled splashback, and a walk-in shower. Bedroom two, with a front-facing UPVC double-glazed window and central heating radiator offers a spacious second bedroom, while the family bathroom includes a white three-piece suite with a panelled bath, tiled half-height, and vanity mirror over the sink.



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.6 sq.m.) 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.

Outside

Externally, the property enjoys level access to the front entrance, side access leading to allocated parking for two vehicles at the rear, and a low-maintenance courtyard garden with a patio pathway. The private garden features a timber shed and outdoor lighting, providing a perfect space for relaxation.

EPC: C

COUNCIL TAX BAND: B

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET