



Kingsteignton

2x 1x

ENERGY RATING D62

- Video Walk-through Available
- Mature Detached Bungalow
- 2 Double Bedrooms
- Lounge & Kitchen/Diner
- Conservatory
- Level Gardens
- Driveway & Garage
- Cul-de-sac Position
- Popular Location
- Much Potential

Guide Price:
OIEO £280,000
FREEHOLD



21 Princess Road, Kingsteignton, Newton Abbot, TQ12 3JP

A spacious two double bedroom detached bungalow in a sought-after cul-de-sac within Kingsteignton. The property boasts two reception rooms, Kitchen, conservatory and bathroom. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain level gardens, garage and driveway parking.

Princess Road is a cul-de-sac in the popular town of Kingsteignton. Convenient local amenities include a doctor's surgery, chemist, church, public houses and restaurants. There is a small selection of shops and a larger supermarket close by. An even wider range of amenities can be found in the neighbouring market town of Newton Abbot which can be reached by a timetabled bus service. For the Commuter Kingsteignton is convenient for the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

The Accommodation:

An entrance door with windows to front and side lead to the entrance porch with tiled flooring and multi obscure-glazed door to the entrance hallway with access to loft and obscure-glazed double doors lead to the lounge with a walk-in bay window. The dining room has a feature fireplace with inset gas living flame coal effect fire and cupboard to side housing wall mounted gas boiler and a window to rear and opening to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces and tiled splashback, space for appliances, single drainer sink unit, window to front and obscure-glazed door to the conservatory which is with sliding doors to rear and side overlooking Teign School playing field and garden. Bedroom one has a window to front and built-in wardrobes. Bedroom two has a window to rear and the bathroom comprises a panelled bath with shower over, tiling to surround, rail and curtain, low-level WC, pedestal wash basin and obscure-glazed window.

Outside:

The front garden is mainly laid to lawn with flower and shrub borders. The rear garden is also mainly laid to lawn with two paved patios and a summer house.

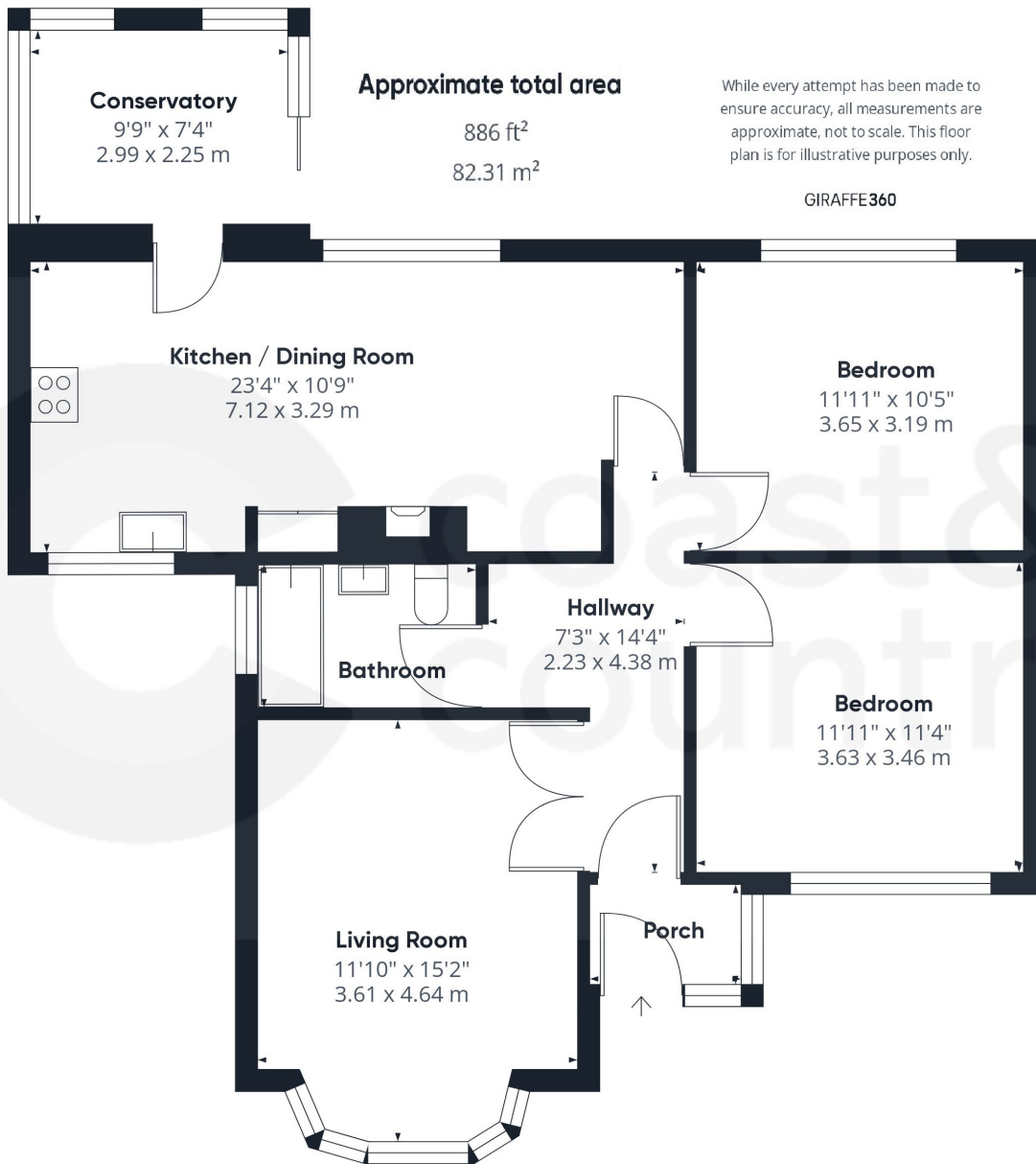
Parking:

Outside to the front there are double gates and driveway leading to the single garage with metal up and over door and courtesy door to the rear.

Directions:

From the Penn Inn roundabout take the A380 dual carriageway Exeter bound. Take the first exit for Kingsteignton and at the roundabout take the first exit for Kingsteignton A383. At the mini roundabout turn right into Longford Lane. Continue straight ahead at the next mini roundabout and continue straight ahead over the next mini double roundabout. At the cross roads cross straight over into Ley Lane. Take the first right into Captains Road. Turn left into New Park Road and second right into Princess Road.





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

There is currently an equity release mortgage on this property and this may or may not affect the length of time that it will take for a sale to progress on the property.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.