



Kingsteignton

2x 1x

ENERGY
RATING
C69

- Video Walk-through Available
- Detached Chalet-Style Bungalow
- 4 Bedrooms (1 en-suite)
- Lounge with Log Burner
- Front and Rear Gardens
- Driveway and Single Garage
- Cul-de-sac Position
- Popular Kingsteignton Location
- Spacious and Versatile Accommodation

Guide Price:
£375,000
FREEHOLD

4 Franeth Close, Kingsteignton, Newton Abbot, TQ12 3LX



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

4 Franeth Close, Kingsteignton, Newton Abbot, TQ12 3LX

An older-style detached chalet bungalow with gardens, garage and ample driveway parking situated in a desirable Kingsteignton cul-de-sac. The spacious and versatile accommodation is currently arranged as four bedrooms (one en-suite), lounge, kitchen/diner and shower room. Gas central heating and double glazing are installed. Internal viewings are recommended to appreciate the select cul-de-sac location and accommodation on offer.

Franeth Close is a popular cul-de-sac off Exeter Road within the sought-after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various shops, doctors' surgery and vets, church, various public houses, restaurants and takeaways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

The Accommodation:

The entrance door leads to the entrance hallway with coats and storage area and stairs to first floor. The lounge has a walk-in bay window to front, woodburning stove and oak flooring. The kitchen/dining room is fitted with a modern range of wall and base units with solid wood work surfaces, inset single drainer sink unit, built-in oven and hob, space for appliances and is dual aspect with windows to side and rear and a door to outside. Bedroom one has a window to front and understairs storage cupboard and bedroom two has a window to rear. The shower room has a white suite comprising vanity wash basin, low-level WC, shower cubicle and obscure-glazed window.

Upstairs there are two further bedrooms both with storage areas and Velux windows enjoying views over Kingsteignton towards the moors and one of the bedrooms boasts an en-suite bathroom with panelled bath, low level WC, pedestal wash basin, heated towel rail and double-glazed Velux window.

Outside:

The front garden is predominantly laid to lawn with flower and shrub borders and a path to the front door. A path extends along either side of the bungalow to the rear garden which is laid to lawn with mature tree, chicken coup and a paved patio.

Parking:

Outside there is a driveway providing off-road parking leading to a single garage with metal up and over door.

Directions:

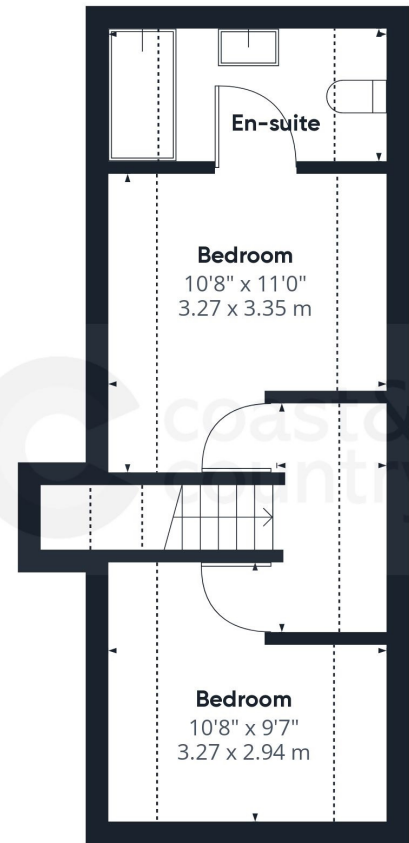
From Newton Abbot take the A380 dual carriageway to Exeter. Take the second exit for Kingsteignton and turn left at the end of the slip road onto the B3195. Take the fifth turning on the left into Franeth Close. Follow the road around the bend to the right and the property can be found on the left hand side.



4 Franeth Close, Kingsteignton, Newton Abbot, TQ12 3LX



Ground Floor



Floor 1

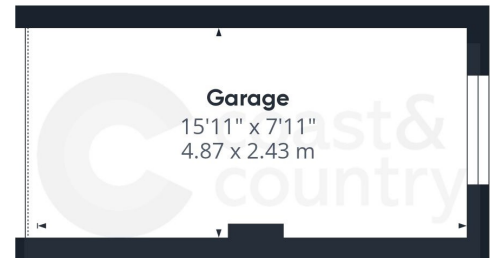
Approximate total area

1146.58 ft²
106.52 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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.