



## Kingsteignton

2x  1x 

ENERGY  
RATING  
E52

- Virtual Tour Available
- No Upward Chain
- Period End Terrace House
- 2 Bedrooms

- Useful Loft Room with Velux Windows
- In the Heart of Old Kingsteignton
- Overlooking St Michael's Church
- Ideal First Home

**Guide Price:**  
**£180,000**  
FREEHOLD

# 5 Sandpath Road, Kingsteignton, Newton Abbot, TQ12 3BG

A charming two-bedroom period mid-terraced home in a quiet and convenient location within the heart of this sought-after town, overlooking St Michael's Church. The spacious accommodation boasts two reception rooms, two bedrooms, a kitchen and a bathroom. Gas central heating and uPVC double glazing are installed and outside there is a level garden and a useful outbuilding.

Sandpath Road is a tucked away and sought-after residential road within the heart of the sought-after town of Kingsteignton, which has a wide range of local amenities including primary and secondary schools, picturesque ancient church, post office, small supermarket, parade of shops, and various public houses/restaurants. A timetabled bus service operates to the neighbouring market town of Newton Abbot which has mainline railway links to London Paddington. The A380 dual carriageway links Torbay with Exeter and the M5 beyond.

### Accommodation:

A hardwood part glazed door leads to the entrance hallway with tiled flooring and stairs to first floor and door to the lounge/dining room. The lounge area has a window to front with pleasant outlook over St Michael's church and graveyard, feature stone walling and archway to dining room with window to rear, tiled flooring, understairs cupboard and feature stone work to one wall. The kitchen has a range of wall and base units with rolled edge work surfaces, tiled splashback, single drainer sink unit, space for appliances, beamed ceiling and multi glazed stable door to rear lean to.

On the first floor the landing has door and stairs to loft which houses wall mounted gas boiler. Bedroom one has wood flooring and a window to front with a pleasant outlook over St Michaels church and graveyard and bedroom two also has wood flooring and window to rear. The bathroom has a panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin, tiled flooring

and window to rear.

### Outside:

Outside the rear garden is predominantly paved with a selection of shrubs, lean to store and a useful outbuilding to the end making an ideal storage/workshop area.

### Directions:

From Newton Abbot take the A383 Newton Road for Kingsteignton. Continue straight ahead at the racecourse roundabout. At the Next / Boots roundabout take the first exit straight ahead onto the B3195. At the Oakford roundabout take the second exit into Fore Street, turn right into Church Street and Sandpath Road can be found on the left hand side.



### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

A right of way exists across the rear of this property for the neighbouring (adjoined property) to take the bins out to the road and activities of that ilk which is commonplace in properties of this age and type.

Floor Plans - For Illustrative Purposes Only

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.

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		