



## Kingsteignton

- Video Walk-through Available
- End-Terraced House
- 2/3 Bedrooms
- Tiled Entrance Hallway
- Open Plan Lounge/Diner with Wood Burner
- Contemporary Kitchen & Utility Room
- Modern Bathroom with Freestanding Bath
- Dressing Room
- Loft Room with WC & Shower
- Paved Rear Garden & Modern Studio

3x  2x 

ENERGY  
RATING  
D64

**Guide Price:  
£265,000**  
FREEHOLD

# 103 Exeter Road, Kingsteignton, Newton Abbot, TQ12 3HY



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A delightful older style, end-terraced house packed with lovely features and well worthy of an internal viewing. With much to offer, the property seamlessly blends a characterful and traditional feel with modern fittings and benefits including double-glazed windows and central heating.

The property is situated in a popular and established location directly on a bus route and on the level for a wide range of amenities including various shops, primary and secondary schools, health centre, church and a handful of popular pubs/restaurants. For the commuter access to the A380 South Devon link road is around 0.75 miles drive away and the A38 Devon Expressway around 3.5 miles.

## **The Accommodation:**

Stepping inside, the charming interior has a lovely feel. The entrance hallway has stairs to the first floor, and a period look tiled floor. An open plan living room features a fireplace with wood burner and has plenty of space for sitting and dining furniture. At the rear is a lovely modern kitchen with U shape of units and throughout the living space is a light timber effect floor covering. Completing the ground floor is a plumbed utility room with back door and a useful separate WC with basin off.

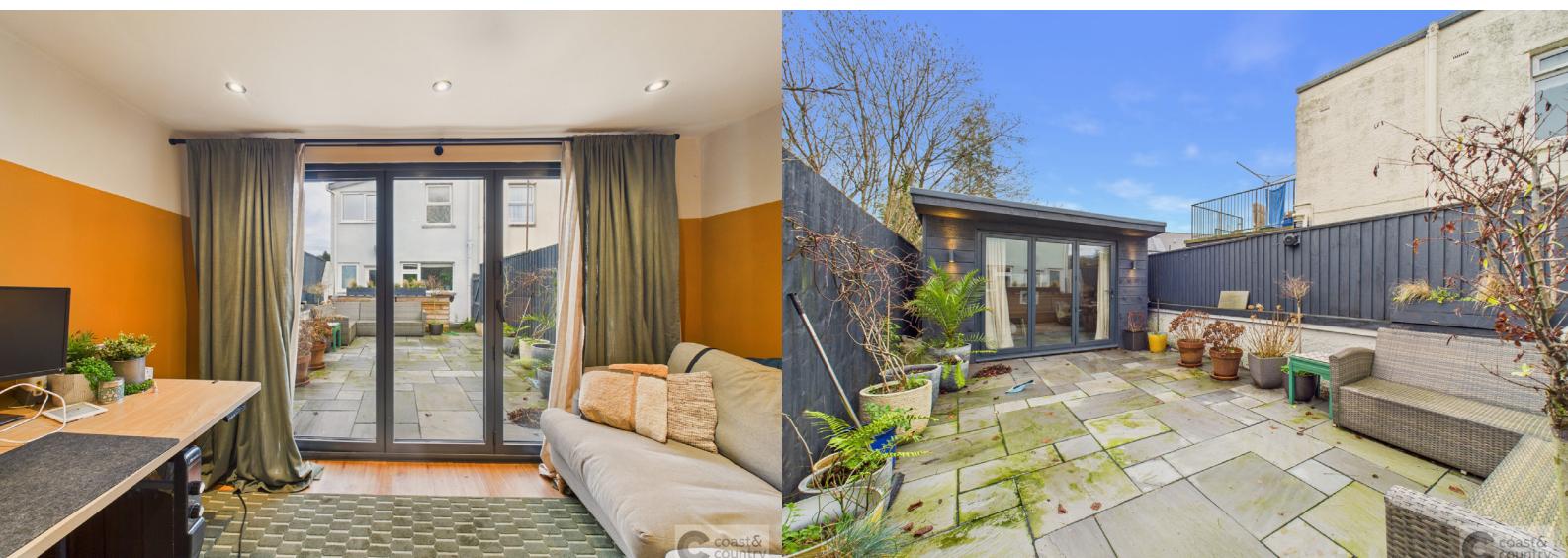
On the first floor are two double bedrooms accessed from a part galleried landing and a stunning modern bathroom with freestanding bath and separate shower cabinet. One of the bedrooms has a dressing room off which was previously a third bedroom and still has a door from the hallway so with a little remedial work could be used as a third bedroom once again. Completing the picture is a loft area with Velux window and an en-suite shower room with WC and basin. At the rear is a lovely, high-quality, enclosed paved garden perfect for summer dining, adjacent to which is a superb modern studio with bi-fold doors and power connected, previously used by the vendor to work from home and now providing an attractive recreational area.

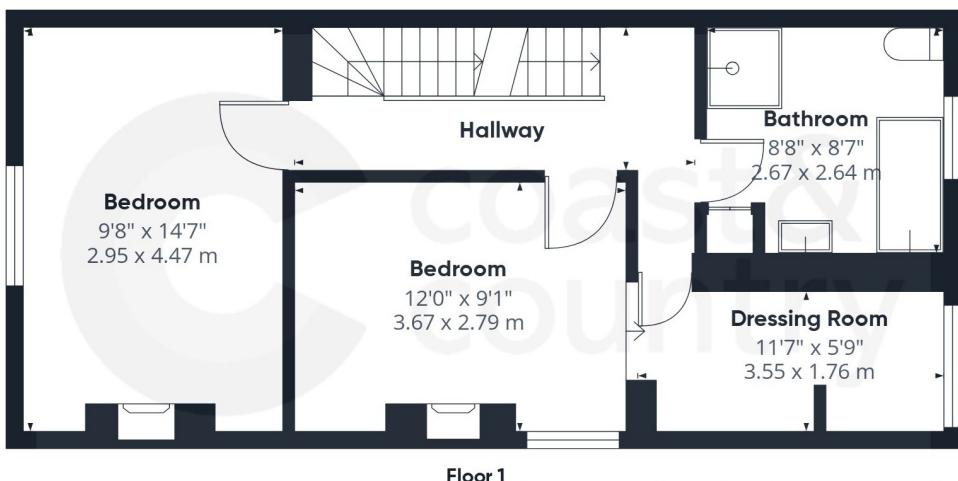
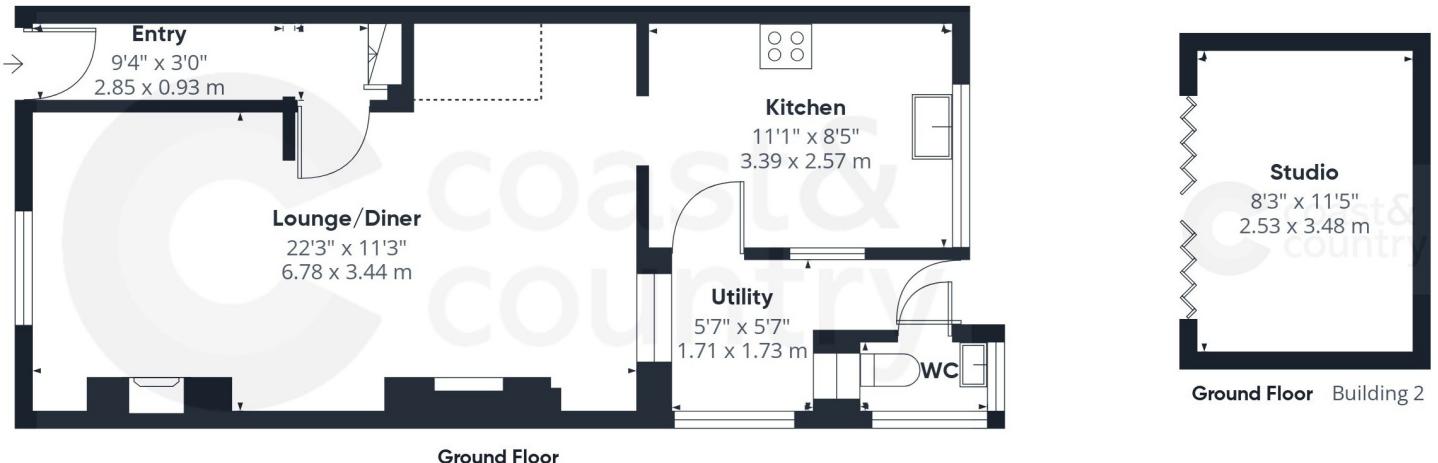
## **Gardens:**

Lovely paved terrace with adjacent modern studio.

## **Directions:**

From our office head towards Kingsteignton on Newton Road passing the race course and Tesco super store. After Tesco's take first exit at the roundabout and again first exit at the mini roundabout just after Tesco Metro into Gestridge Road. Follow the road as it becomes Exeter Road and the property can be found on the left just before the parade of shops.





#### Approximate total area

1155 ft<sup>2</sup>

107.3 m<sup>2</sup>

#### Reduced headroom

79 ft<sup>2</sup>

7.4 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Bedroom 3 currently used as a dressing room.

Neighbouring properties have use of a pathway adjacent to the rear of the house for access to move bins etc. The rear garden beyond is fully enclosed.

Floor Plans - For Illustrative Purposes Only

#### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is not 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 of 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 ± 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.