



Kingsteignton

- Video Walk-through Available
- Detached Bungalow on Private Road
- 3 Double Bedrooms
- Lounge & Dining Room
- Kitchen With Period Range Stove/Fire
- Family Bathroom & Sperate WC
- Study/Snug & Utility
- Front & Rear Gardens
- Driveway & Garage
- In Need of Improvement & Modernisation


 ENERGY
 RATING
 F25

Guide Price:
£350,000
 FREEHOLD

7 Darran Road, Kingsteignton, Newton Abbot, Devon, TQ12 3DU



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A spacious extended detached bungalow which is in need of improvement and modernisation situated within a popular private road on the edge of Kingsteignton. The bungalow boasts spacious and versatile accommodation comprising three double bedrooms, lounge, separate dining room, study/snug, kitchen, utility, bathroom and additional cloakroom/WC. UPVC double glazing and electric heating are installed. Outside there are good sized gardens, driveway and garage.

Darran Road is a private road and a highly regarded address 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:

Entrance door and porch with multi obscure glazed door to the hallway with access to loft. The lounge has uPVC double glazed sliding patio doors to the rear garden. There is a separate dining room which is dual aspect with uPVC double-glazed windows to rear and side and multi-glazed doors to a study/snug with door to hallway. The kitchen has a range of wall and base units, work surfaces, tiled splashback, single drainer sink unit, built-in double oven and hob, period range/stove fire with storage cupboards to either side, uPVC double-glazed window to side and door to hallway. The utility has a range of wall and base units, sink unit, double glazed window and double-glazed door to outside, cloakroom/WC with low-level WC, corner wash basin and obscure double-glazed window. Bedroom one has a walk-in uPVC double-glazed window to front, further double-glazed window to side and a feature fireplace. Bedroom two has a walk-in uPVC double-glazed window to front and bedroom three has a uPVC double-glazed window to side with built in cupboard. The bathroom has a panelled bath, low-level WC pedestal wash basin and heated towel rail.

Parking:

Gated driveway with parking for a few cars, leading to a garage.

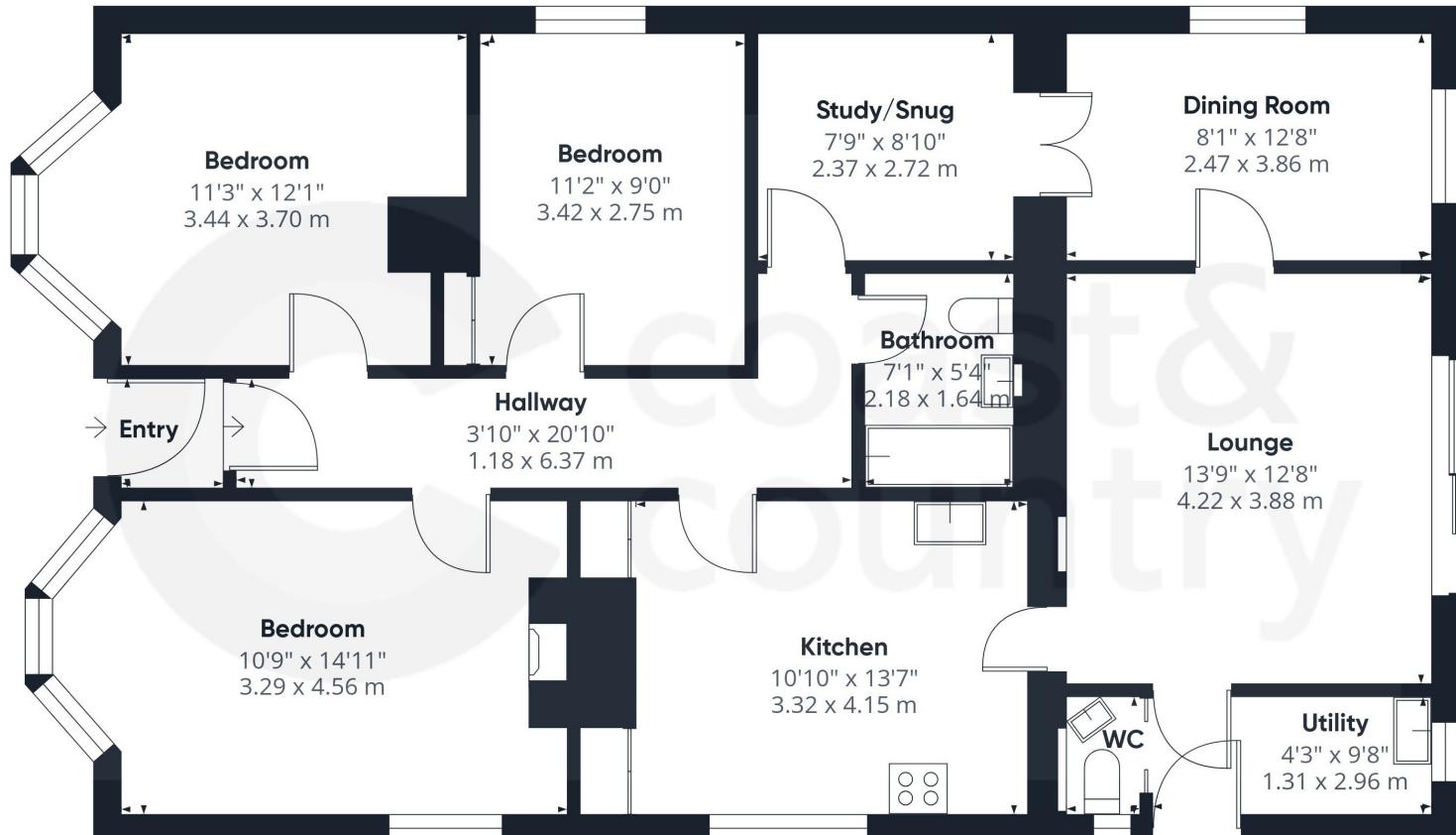
Gardens:

Outside to the front, there is a lawned garden with selection of trees, path and steps to front door. Path at either side leads to the rear garden, which is terraced with paved patio, retaining wall, steps and lawned garden with apple tree.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway Exeter bound. Take the first exit for Kingsteignton. At the roundabout take the first exit left for Kingsteignton. At the mini roundabout take the second exit (turn right) into Longford Lane. Take the first right into Darran Road.





Approximate total area

1136 ft²
105.6 m²

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 D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F	25 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 ± 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.