



Kingsteignton

2x 1x

ENERGY RATING C70

- Video Walk-through Available
- Semi-Detached Bungalow
- 2 Bedrooms
- Open Plan Lounge/Diner
- Kitchen with White Gloss Units
- Contemporary Shower Room
- Study/Utility Room & Garage Storage
- Front and Rear Gardens
- Driveway
- Tucked Away Cul De Sac Location

Guide Price:
£275,000
FREEHOLD



36 Fouracre Way, Kingsteignton, Newton Abbot, TQ12 3RJ

A modernised and superbly presented semi-detached bungalow situated in a sought after cul de sac within Kingsteignton. The accommodation comprises entrance porch, lounge/dining room, kitchen, two-bedrooms and a superb shower room. Gas central heating and uPVC double glazing are installed and outside there is driveway parking, a garage that has been split into storage and study/utility along with a garden which the owners are currently landscaping. Internal viewings come highly recommended to appreciate the condition and accommodation on offer

Fouracre Way is a popular 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:

A uPVC part double-glazed entrance door leads to the entrance porch with coat and shoe storage areas, wall mounted gas boiler and a glazed door to the lounge/dining room with uPVC double-glazed window to front enjoying pleasant view. The kitchen is fitted with a range of white high gloss wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, space for fridge/freezer, plumbing for washing machine and uPVC double-glazed window. From the inner hallway, bedroom one has a uPVC double-glazed window to rear, bedroom two has a uPVC double-glazed window and uPVC part obscure double-glazed door leading to the rear garden. There is also a superb modern shower room fitted with a suite comprising walk-in shower cubicle, corner low level WC, circular bowl vanity wash basin, heated towel rail, tiled walls and flooring, access to loft and uPVC obscure double-glazed window.

Outside:

To the front there is a lawned garden, gate and path at side leads to the rear garden which is in the process of being landscaped by the current owner and photos will be updated once completed. The rear garden comprises brick retaining walls with gravel border, steps and lawn with path to a large timber decked terrace suitable for enjoying the sun and alfresco dining and fencing to boundaries. The garage has been split, and the front section comprises metal up and over door with storage area. Accessed from the rear garden there is a study/utility room which is suitable for home working.

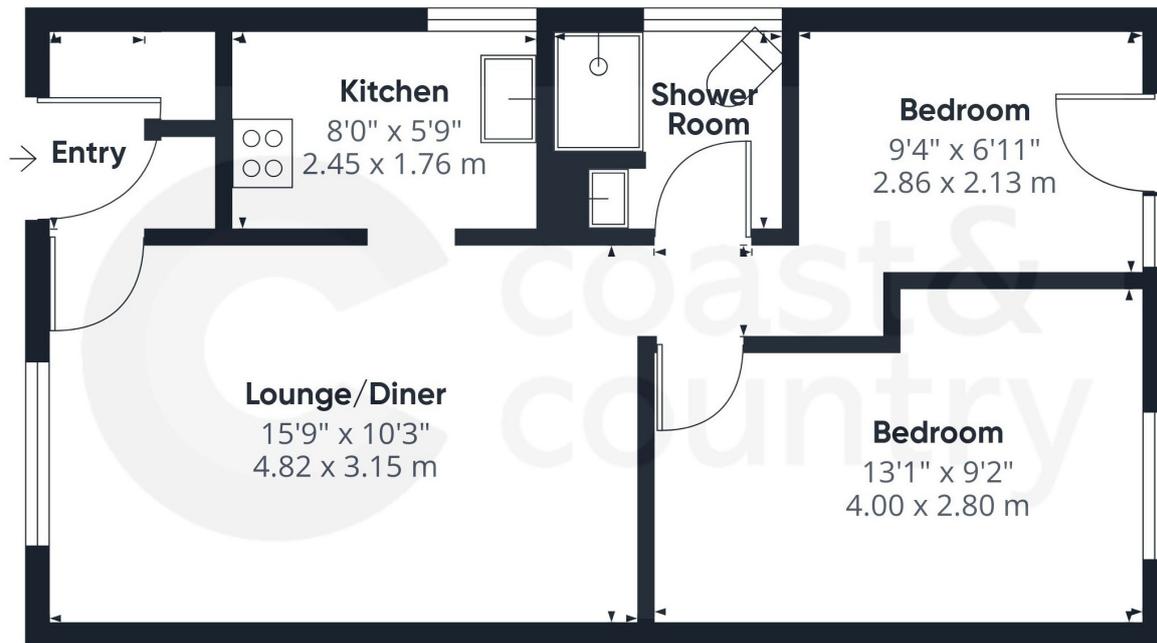
Parking:

Outside to the front there is a driveway providing ample off-road parking.

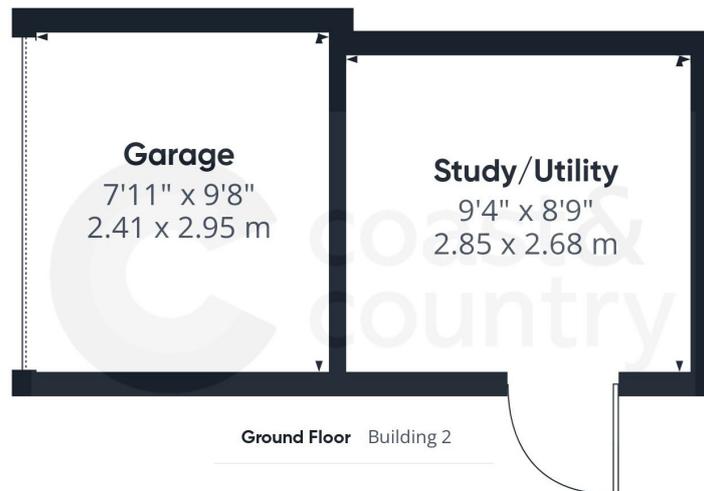
Directions:

From the Newton Abbot Penn Inn roundabout A380 Exeter bound. Take the first exit left for Kingsteignton and at the roundabout bear left A383 for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the third right into Longfield Avenue. Follow the road straight ahead into Hollam Way. Turn left into Fouracre Way.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area

616 ft²
57.4 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 B

Tenure: Freehold

Mains water. Mains drainage. Electric heating. Mains electricity.

The door to the second bedroom has currently been removed.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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