



1 Chantry Lawn, Kingsteignton

Guide £350,000 Freehold

Virtual Walk-Through Available • Modern Semi-Detached Townhouse • 4 Bedrooms (2 en-suite) • Separate Light & Airy Lounge With 2 Juliet Balconies • L-Shaped Living Room/Dining Room/Kitchen • Family Bathroom & Ground Floor WC • Level Enclosed Gardens • Single Garage & Parking Space in Front • Tucked-Away Position • Popular Kingsteignton Location • Close To Local Amenities





A spacious modern four-bedroom semi-detached property split over three floors with ample living space, level garden which has been divided into two separate zones, large single garage and parking. With four bedrooms, two en-suites bathrooms, family bathroom, a large living room/kitchen/diner and a separate spacious lounge, this property will appeal to families looking for that forever home!

Accommodation

Entering the property you are greeted with an entrance hallway with wood effect flooring, the staircase to one side, the downstairs WC straight ahead and the large living room/kitchen/diner. The kitchen is in a large galley style towards the front of the property, it has an excellent amount of worktop space and storage, along with double wall-mounted electric ovens, an induction hob built-in and a built-in dishwasher. There is also space for the washing machine. Towards the back of the property, or the dining end of the kitchen, is a generous space with bi-fold doors onto the patio in the rear garden. This space would make an ideal play area for young children or a second lounge area to be enjoyed in the summer months.

On the first floor is the large separate lounge with double French doors with twin Juliet balconies overlooking the rear garden. Further to this floor is the main bedroom which is a large double with a designated dressing area with two fitted wardrobes and an en-suite shower room with WC, basin and heated towel rail.

On the top floor there is a single bedroom, a good-sized double bedroom next door, a family bathroom with shower above the bath, heated towel rail, WC, basin and tiled floor. Completing the top floor is bedroom two which is again a good-sized double bedroom with its own en-suite shower room. The property is fully double glazed and has gas central heating.

Outside Space

To the rear of the property, accessed via glass sliding doors from the living room/kitchen/diner is a patio area, ideal for daytime or evening dining. The rear garden is formed in a triangular shape, with the lawn stretching from the patio down to the rear door to the large single garage. To the side of the property, the current owners have styled this area to add a separate garden space with a gravelled path and modern slabs, leading to a second, private seating area with child's play shed in one corner. This area also has a charming built-in outside oven and a bar area, perfect for entertaining guests and enjoying the afternoon and evening sunshine.

Parking

Single garage with access door to garden and parking space in front.

Agent's Notes

Council Tax: Currently Band E

Tenure: Freehold

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

Service Charge: Currently approximately £300 per annum

Review Period: Annually

EPC Energy Efficiency Rating: B



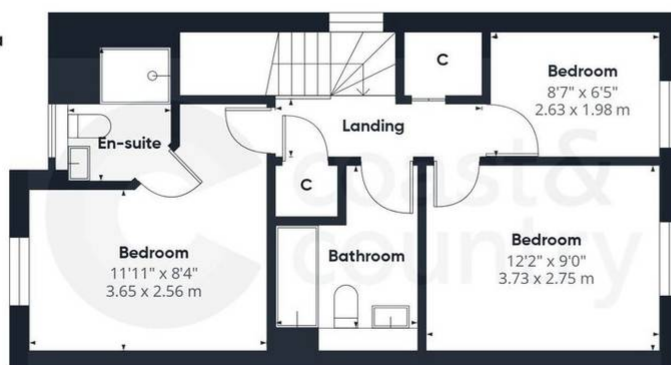
Ground Floor



Floor 1

Approximate total area

1554 ft²
144.2 m²



Floor 2



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

GIRAFFE360

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.