



- Mid Terrace Cottage
- Three Double Bedrooms
- Large Garden
- Parking
- Conservatory
- Character Features
- Gas Central Heating
- Double Glazing
- Open Fire

*Our View "A lovely cottage in the heart of Kingsteignton close to all the amenities"*

A delightful cottage in the heart of the old part of Kingsteignton comprising of a porch, lounge/diner, fitted kitchen, a conservatory, three double bedrooms and a bathroom. Outside there is parking to the front and a large rear garden.



This mid-terrace cottage is a true gem located in the charming old part of Kingsteignton, offering a delightful living experience. Step inside and discover an entrance hallway that leads into a spacious lounge/diner, perfect for relaxing or entertaining. There are beamed ceilings and a stone open fireplace with a slate over mantle.

An inner hallway takes you through to the staircase rising to the first floor landing, an understairs storage cupboard, a walk in cupboard/pantry and the kitchen.

The walk in cupboard/pantry provides extra storage space and has a window looking into the conservatory.

The kitchen has a double glazed uPVC window facing the rear, roll edge working surfaces, fitted wall and base units, drawer units, a stainless steel sink unit, space for a washing machine and a fridge/freezer. This is an ideal space for preparing meals with a built in electric oven, a gas hob and a stainless steel chimney extractor hood. A door takes you into the conservatory.

The conservatory has a door out to the garden, timber framed windows and a tiled floor.

Ascending to the first floor you will find three double bedrooms, access to the loft space and the bathroom.

The bathroom has a double glazed uPVC window with obscure glass, part tiled walls, a low flush WC, pedestal wash hand basin and a panelled bath with shower over.



Outside the property has a small parking area to the front and a stone built storage room and an outside WC to the rear,

The rear garden is a true highlight, divided into sections encompassed by a charming wall and fencing. This large garden provides plenty of space for outdoor activities, a horticulturist who enjoys growing their own fruit and vegetables or for people who simply just enjoy the fresh air and sunshine.

The cottage benefits from gas central heating, ensuring a warm and cosy ambience throughout the year. The double glazing adds an extra layer of comfort and the open fire in the lounge creates a welcoming atmosphere on cooler evenings.

This cottage is brimming with character, featuring original and charming elements that add to its appeal. Its convenient location in the heart of Kingsteignton grants easy access to a variety of amenities, including shops, schools and transport links.

In conclusion, this delightful cottage presents an exceptional opportunity to own a home in a sought-after location. Offering spacious accommodation and a large garden we would recommend an internal viewing to fully appreciate all that this charming cottage has to offer.

Council Tax Band D for the period 01/04/2024 to 31/03/25 financial year is £2,264.31

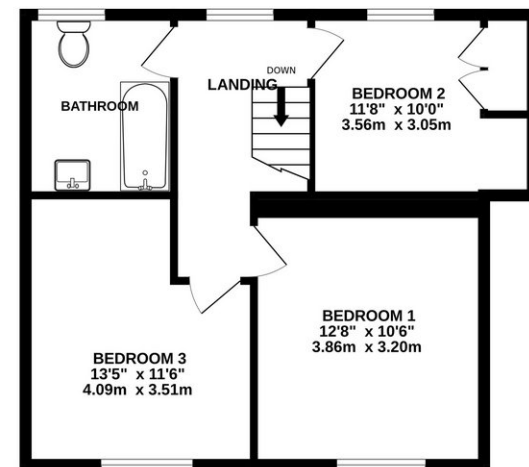
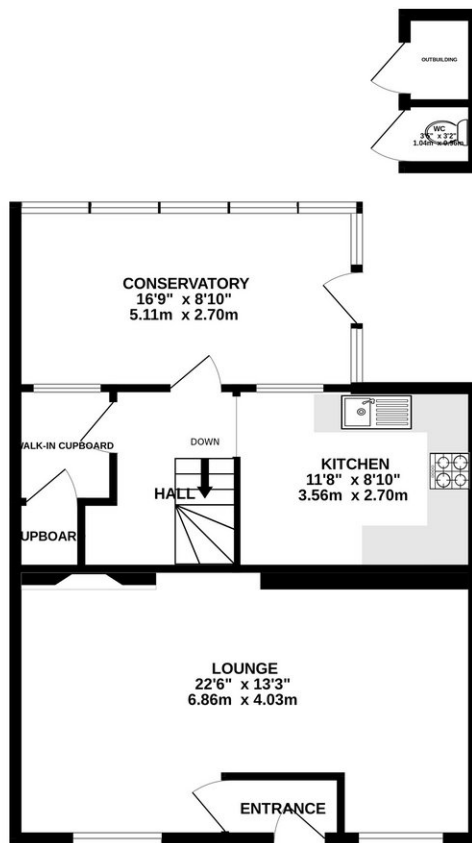


# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.  
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Ref: WNA-44197541  
Tenure: Freehold  
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Asking Price £299,950  
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