



- A Character House In The Heart Of Kingsteignton
- Three Bedrooms
- Two Reception Rooms With Fire Places
- Fitted Kitchen
- Shower Room/Wet Room
- Rear Garden
- Allocated Parking Close To The Property
- Chain Free
- Gas Central Heating
- Double Glazing

*Our View "A spacious family home in a sought after location"*

A mid terraced three bedroom older style house in the heart of Kingsteignton. Situated in a quiet and highly sought after no through road the property has the advantage of allocated parking for two cars in a private parking bay close to the property.



This charming older style house is situated in the heart of Kingsteignton in one of the most desirable quiet areas. Boasting a wealth of character and charm, this mid-terraced property offers spacious accommodation throughout.

Upon entering the property, you are greeted by a welcoming entrance hall which leads to the main reception rooms. The two reception rooms are both generously proportioned and feature attractive focal fireplaces, creating a warm and inviting atmosphere. These rooms provide ample space for entertaining or just relaxing with the second reception room also having room for a dining table.

The fitted kitchen offers a range of matching wall and base units, a drawer unit and fitted working surfaces with tiled splash backs. There is space for a free standing cooker and plumbing and space for a washing machine.

An inner lobby gives access to the ground floor shower/wet room, a storage cupboard, housing the gas fired boiler and a door out to the back garden.

The wet room comprises of a low flush WC, a pedestal wash hand basin and a walk in shower with electric shower unit and fitted shower screen making it ideal for those with mobility needs or for guests visiting the property.

Moving upstairs, you will find three well-proportioned bedrooms. Two of these are double bedrooms with one having floor to ceiling built in wardrobes with over head storage cupboards and also incorporating a dressing table. The third bedroom is ideally suited to be utilised as a single bedroom, nursery, or a home office.

Outside, at the back of the house is a gated access/right of way for the adjoining houses which then takes you to the delightful cottage-style garden. This peaceful outdoor space is perfect for enjoying the warmer months or simply relaxing with a good book.



In addition, there is allocated parking close to the property, ensuring easy access and convenience for residents. This feature is a rare find with this type of older style property.

Located in a quiet and highly sought-after no-through road, this property is ideally situated within walking distance of local shops and amenities.

Offered to the market chain-free, this delightful cottage presents an exciting opportunity for buyers looking for a characterful home in a prime location.

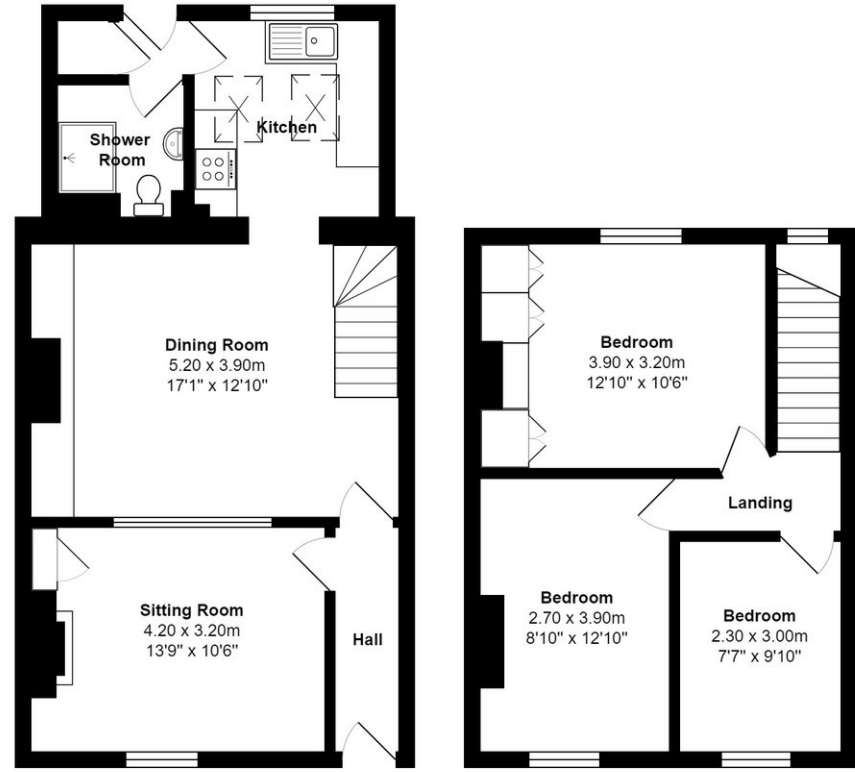
Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,012.73





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Ground Floor

First Floor

14 Sandpath Road, Kingsteignton  
Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Tenure: Freehold

01626 364900

£245,000

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