



- Cul-De-Sac Location
- Smart Kitchen/Diner
- Utility Room And Hallway Office Space
- Lounge
- Conservatory
- Master Bedroom With En-suite
- Three Further Bedrooms
- Family Bathroom
- Garden With Summer House
- Garage And Driveway Parking

*Our View "A spacious detached bungalow with further scope to extend"*

### Spacious Detached Bungalow With Large Garden, Garage And Ample Parking

A well presented detached family bungalow, in a good location, with far reaching views towards the moors. The property benefits from a large well planned garden ideal for outside entertainment. The accommodation comprises of a spacious hallway, allowing for office space, kitchen/diner, utility room, lounge, conservatory, four bedrooms with master en-suite and a family bathroom. There is ample driveway parking and a garage.

On approaching the property a brick paved driveway provides ample parking which is bordered by a low wall with a pathway, to the side, leading to the composite front door and the entrance porch which has a UPVC door into the hallway. The hallway has doors to the principle rooms, two radiators and a hatch providing access into the roof space where there is a Dorma window which, subject to remedial works could make bedroom five en-suite. The spacious hallway has an area currently used as office space.

The modern kitchen has a range of base and wall units with drawers and granite worktop surfaces with tiled splash backs. There is space for a range cooker with an extractor hood over and a centre island incorporating a circular sink unit with cupboards under and plumbing for a dishwasher. There are two double glazed windows, one to the front aspect and the other to the side, with French doors in the dining area opening to the front.

The utility room has a fitted worktop surfaces with a base units and matching wall cabinets, a stainless steel sink with tiled splash back and spaces for a washing machine and a tumble dryer. A UPVC stable style door gives access to the rear garden.

The lounge has a feature papered wall, a radiator and sliding doors lead into the conservatory.

The conservatory has a solid base, double glazed windows and French doors opening out to the side.

The main bedroom is en suite and has a rear aspect double glazed window and French doors to the outside. A further door takes you into the spacious en-suite, which has a double shower cubicle with a wall mounted chrome shower and fully tiled walls. The vanity sink unit has cupboards under, and the low flush WC has concealed fittings. There is a heated towel rail and a side aspect double glazed window. This part of the property is an extension which could be adapted to form an annexe.

The further three bedrooms all have double glazed windows and radiators.

The family bathroom has a corner bath with a wall mounted shower having a large shower head, a fitted shower screen and fully tiled walls. A vanity sink unit has cupboards under and there is a Low flush WC. There is a heated towel rail and a window.

Outside; the large garden has a paved patio seating area in front of the recently constructed summer house which has power, windows to either side, double doors and a single door. The garden is mainly laid to lawn with steps up to a raised timber deck from which far reaching views of Dartmoor can be enjoyed. The patio and the decked area are ideal for outside entertaining and there is ample space for a hot tub, gazebo, BBQ, etc. A further timber built summerhouse on the decking provides extra storage. The garden is also ideal for anyone wishing to grow produce.

The single garage has an up and over door, power and light and also houses the gas fired combination boiler.

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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Floor Plan**

**Outbuilding**

Total floor area 172.0 sq.m. (1,851 sq.ft.) approx

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Kingsteignton, Newton Abbot

Ref: WNA-46511649

Tenure: Freehold

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£460,000

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