



- A delightful character cottage/end of terrace house
- Modernised and improved through-out
- Two reception rooms
- Modern kitchen
- Ground floor shower room and WC
- Two good size bedrooms
- Gas central heating & Double Glazing
- Out buildings
- Courtyard Parking/Garden
- Central location

*Our View "A delightful property in the heart of Kingsteignton"*

A delightful cottage/end terraced house with spacious accommodation comprising of an entrance hall, two reception rooms, fitted kitchen, two bedrooms, a family bathroom, a ground floor shower room and a ground floor cloakroom. There is off road parking/courtyard garden.



This charming end terraced house/cottage offers a blend of character and modern living. With two bedrooms a bathroom and a shower room, this property has been tastefully improved throughout.

The inviting entrance hall leads to two reception rooms, both having fireplaces and both having picture rails and ceiling cornices. A built in cupboard in the dining room houses the gas fired boiler.

The fitted kitchen provides ample space for culinary pursuits comprising of fitted working surfaces, with tiled splash backs, an ample range of base and wall cabinets, a drawer stack, a single drainer sink unit and a concealed extractor fan. There are spaces for an automatic washing machine, a fridge and a freezer. A built in larder cupboard allows extra storage.

Upstairs, there are two good-sized bedrooms, both with built-in wardrobes, double glazed windows and radiators.

The family bathroom has a white suite comprising of a panelled bath with shower attachment over, a low flush WC and a pedestal wash hand basin.



The ground floor has a convenient shower room as well as a rear porch with access to a ground floor cloakroom.

Gas central heating and double glazing ensure warmth and energy efficiency throughout the property.

Outside, there are stone outbuildings that provide additional storage options. The courtyard parking area doubles as a delightful garden space, offering a convenient and private outdoor area for relaxation.

Situated in a central location, this property enjoys easy access to local amenities, transport links, and schools.

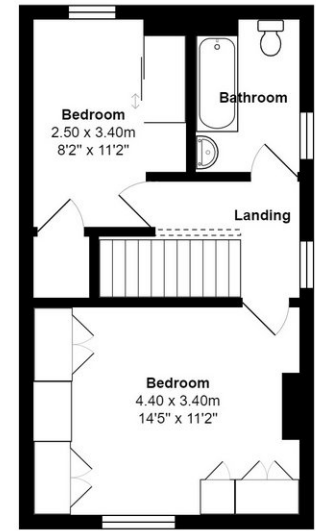
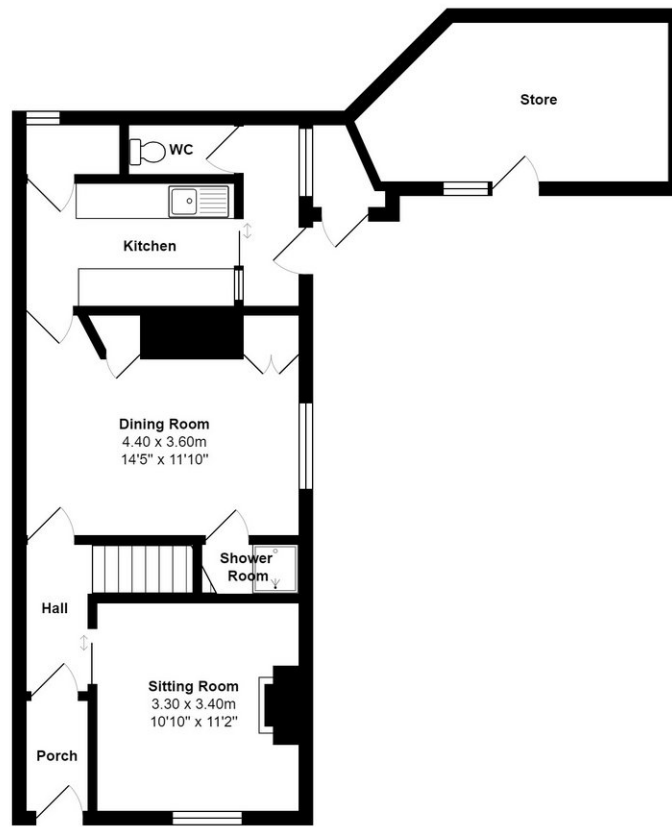
Overall, this is a delightful character house offering an exceptional blend of traditional charm. The property's modern improvements, convenient layout, and desirable location make it a perfect choice for those seeking a comfortable and well cared for home in Kingsteignton

Council Tax Band for the period 01/04/2023 to 31/03/24 financial year is £1,761.13



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	54	
(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

53 Fore Street, Kingsteignton  
 Total Area: 85.5 m<sup>2</sup> ... 920 ft<sup>2</sup> (excluding store)  
 All measurements are approximate and for display purposes only



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Fore Street, Kingsteignton, Newton Abbot, Devon

Ref: WNA-29381298

Tenure: Freehold

01626 364900

Asking Price £249,950

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