



- Detached Bungalow
- Offered With No Onward Chain
- Conservatory
- Kitchen
- Lounge/Diner
- Two Double Bedrooms
- Shower/Wet Room
- Loft/Hobbies Room
- Front And Rear Gardens
- Garage And Driveway Parking

*Our View "Ideally located on the level within easy walking distance of the local shops."*

A detached two bedroom bungalow with garage and gardens.

Offered for sale with no onward chain is this spacious two bedroom detached bungalow, occupying a level position, very close to the shops and the local amenities. The accommodation comprises of a lounge/diner, conservatory, kitchen, two double bedrooms, a loft room, a shower/wet room, garage, driveway parking and attractive gardens.

The property is accessed through double wrought iron gates taking you onto the driveway and in turn the garage. The main entrance is through a conservatory which has double glazed windows, a polycarbonate roof and a pleasant, sunny aspect overlooking the front garden. A further UPVC front door takes you into the spacious hallway with doors to the principal rooms and a built-in storage cupboard housing the gas fired boiler.

The spacious L shaped lounge/dining room is light and airy with UPVC double glazed windows to the front and side aspects. The lounge has a feature fireplace with a coal effect fire gas fire and a timber surround. There are two radiators and coved ceilings.

In the dining room there are built in cupboards some with glazed fronts, for display purposes, and a loft hatch with a pull-down ladder providing access into the roof space/loft room which has eaves storage. This has the potential to be converted into a further bedroom subject to the usual planning and building consents.

The kitchen is fitted with a range of wall, base and drawer units with rolled edged working surfaces and tiled splash backs. There is space for an upright fridge/freezer and space for a cooker subject to some adjustment. The single drainer sink unit has a double-glazed window above looking out to the rear garden. A utility cupboard has fitted shelving and plumbing for an automatic washing machine. A UPVC part panelled, and obscure double-glazed door leads out to the enclosed rear garden and the garage.

The shower/wet room is fitted with a modern white suite comprising of a walk-in shower with electric shower unit, a low level WC and a pedestal wash hand basin. There are tiled walls, a radiator and an obscured double glazed window.

Outside to the front the garden is level and mainly laid to lawn with two feature ornamental palm trees and mature shrubs and bushes to the borders. A path down one side of the bungalow leads into the enclosed rear garden which has been attractively laid to paving for ease of maintenance. There is a cold water tap and timber built garden shed.

The single garage has a recently renewed roof, double wooden doors to the front, a courtesy UPVC door to the side and into the rear garden, power and light.

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

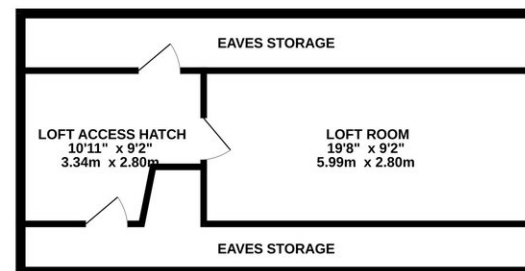
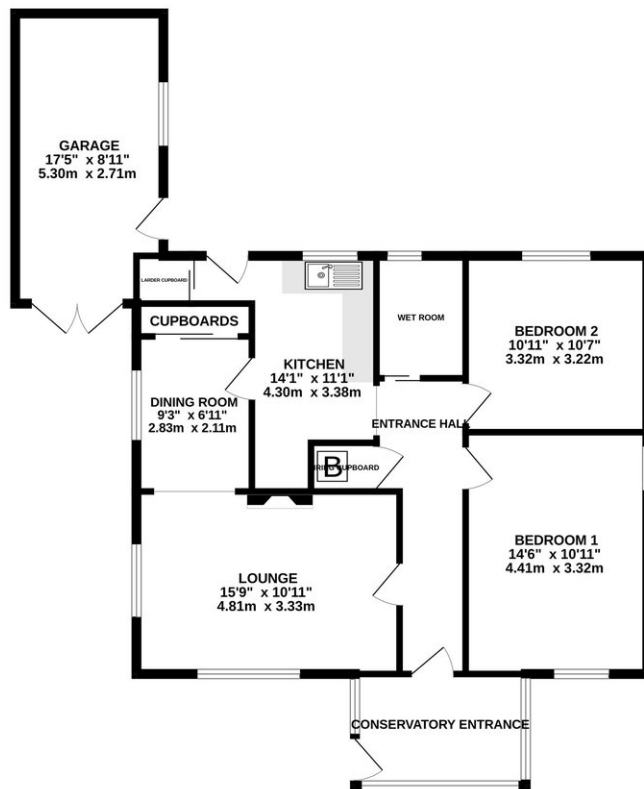


# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
982 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.3 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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Nicolise, Broadway Road, Kingsteignton, Newton Abbot

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Tenure: Freehold

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