

SIMPLY GREEN

Broadway Road,  
Kingsteignton



## **NO CHAIN!**

A modern detached, three double bedroom bungalow constructed in 2017 and with the benefit of a 10-year Build Zone structural warranty, on a level plot with an integral garage, conservatory, extensive off-road parking and an enclosed rear garden.

The property has the added benefit of a home garden office providing the perfect place for someone working from home.

Broadway Road is situated on a level plot and close to all the amenities Kingsteignton has to offer.

A real highlight is that it is within walking distance to the newly opened Kingsteignton Primary School and Teign School secondary, as well as local walks at Teigngrace.

Kingsteignton offers convenient access for both the A380 to Torquay and Exeter, as well as being a short distance to the town of Newton Abbot.

Kingsteignton offers a wide range of amenities including shops and a Tesco, a health centre, church, public houses/restaurants, three primary schools and a secondary school.

Developed by local developer Bishopstone Homes, this bungalow has been constructed using the energy efficient Insulated Concrete Formwork (ICF) method. The fittings throughout the property have the highest quality of fixtures and fittings, including brushed steel switches and sockets, engineered oak flooring, LED lighting, solid oak doors and Bosch integrated appliances to name a few. The property has underfloor heating throughout and a modern system allowing full environmental control from a smartphone or tablet.

Two pillars form the entrance to the wide, grey-brick paved driveway, which provides ample parking for at least 3 cars and leads to the front of the property garage.

Internally, the hallway has beautiful, engineered oak flooring which continues through into the open-plan living/dining room. A fabulous room with plenty of light from the patio doors and glazed panels to the conservatory. Designed with modern living in mind, there are plenty of mains sockets, some with USB charging points, and there is wiring installed for a wall-mounted TV, with HDMI connectivity. Additionally, there are the regular telephone and sat TV sockets throughout. There is plenty of space for a dining table and seating for at least six, making a fabulous dining area, fit for any occasion. The conservatory is large also with underfloor heating and double doors to the garden, this is a superb room for all seasons, or perhaps an alternative dining space.

The kitchen is modern and elegant, with a tiled floor and plenty of dark, solid-granite worktops, which continue into a breakfast bar; a lovely informal dining space. A range of modern, gloss-grey kitchen units, with matching wall cabinets, provide ample storage. It is well-equipped too, with Bosch integrated appliances comprising a fridge/freezer, a dishwasher, two fan ovens, and a halogen hob with a stylish extractor hood above.

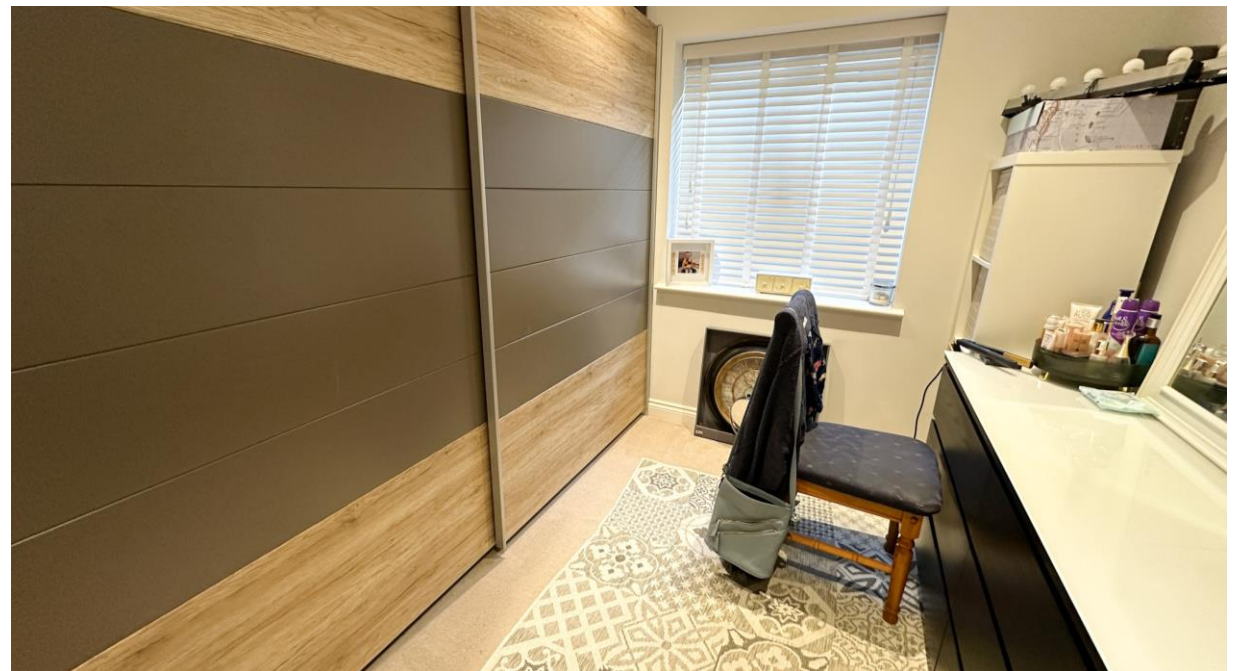
From the hallway, there are three bedrooms, all light and airy doubles, the master bedroom has a lovely en-suite shower room, with a tiled floor an electric shower, a modern basin and WC in white, and an extractor fan.

The family bathroom is stylish with a bath, modern shower and glass screen above, a basin, WC with a soft-close lid, and a heated towel rail.

A door from the hallway leads into a utility room with a fitted worktop, plumbing and space for a washing machine and a tumble dryer with a wall mounted gas boiler. The integral garage has a remote-controlled roller shutter door.

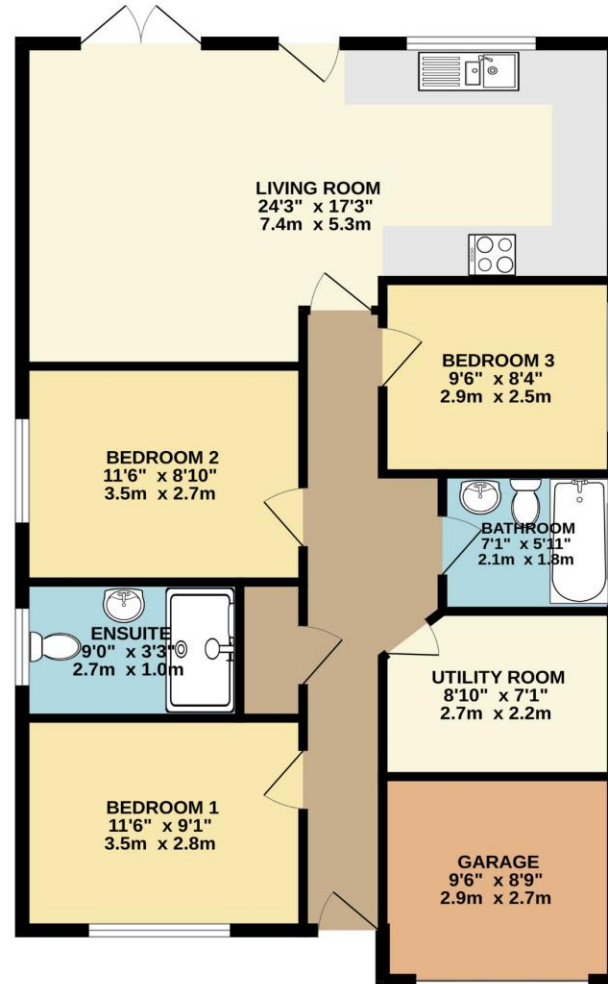








GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

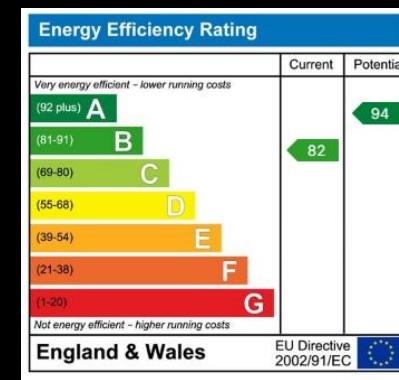
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TENURE: Freehold  
COUNCIL TAX BAND D

For more information on  
this house or to arrange  
a viewing please call the  
office on:

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### Outside

The rear garden has been attractively landscaped, providing a patio for entertaining family and friends and access to the side and front via a timber gate. There is an outside tap, external lighting and external power points. Access to the kitchen can be obtained via a uPVC double glazed door and a set of uPVC double glazed French patio doors lead to the conservatory. Paved steps lead to a raised level of patio area and artificial lawn. There is the further feature of a near on full width, home office separated into two rooms with the first being a kitchen/storage area with external lighting and a set of double doors leading through to the home office, which has been attractively presented and decorated by the current tenants, including fitted shelving and power points. The ideal place for somebody working from home.