



Kingsteignton

3x  1x 

ENERGY RATING C70

- Video Walk-through Available
- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Bathroom
- Front & Rear Gardens
- Garage & Driveway
- Cul-de-sac Position
- Popular Kingsteignton Location
- Ideal home or Buy-to-Let

Guide Price:
£325,000
FREEHOLD

46 Little Hayes, Kingsteignton, Newton Abbot, TQ12 3YP



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

46 Little Hayes, Kingsteignton, Newton Abbot, TQ12 3YP

A charming three-bedroom detached property in a mock Tudor design in a tucked away cul-de-sac in Kingsteignton. This modern property offers many benefits to buyers such as its off-road parking for two vehicles, a good-sized single garage with power installed, and a private and level rear garden.

The Accommodation:

The property has traditional features such as the entrance hallway which helpfully separates the lounge from the front door and the downstairs W/C. The lounge has been decorated in neutral tones and enjoys an expanse of natural light from the large front window, the room focuses on the fireplace which houses an electric fire. From the lounge are double doors leading into the dining area of the kitchen/diner. The kitchen has a great amount of worktop space and storage provided along with space for the usual white goods.

Upstairs there are two double bedrooms and a good-sized single which is currently used as an office. The family bathroom is of an excellent size with shower above the bath, WC and basin, along with an airing cupboard which provides additional storage. The property has pedestrian access all the way around and is fully double glazed with gas central heating installed.

Outside:

The rear garden is mostly laid to lawn with mature shrubs on its borders and a shed in one corner. The front garden is again mostly laid to lawn with a path leading to the front door.

Parking:

Driveway leading to a single garage.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit left for Kingsteignton. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the 7th right into Rydon Road. Take the fifth left into Little Hayes, the property can be found at the end of the first cul-de-sac on the right.





Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains gas. Mains electricity. Mains drainage.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.