



Kingsteignton

2x  1x 

ENERGY RATING D64

- Video Walk-through Available
- Detached Bungalow
- 2 Bedrooms
- Lounge/Diner
- Modern Kitchen & Shower Room
- Garage & Driveway
- Good Sized Garden
- Predominantly Level Plot
- Popular Location
- Early Viewings Advised

Guide Price:
£350,000
FREEHOLD

23 Blindwell Avenue, Kingsteignton, Newton Abbot, TQ12 3DD



1000s of homes sold in Teignbridge

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

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A modernised and very well-presented two double bedroom mature detached bungalow situated in a level and sought-after residential location within this popular town. The spacious accommodation boasts two double bedrooms, a dual-aspect lounge/dining room, a modern kitchen and shower room. Gas central heating and double glazing are installed and outside there is a double width driveway providing ample off-road parking leading to a single garage and there are generous sized, level and easy to maintain front and rear gardens.

Blindwell Avenue is a level and sought-after residential road within Kingsteignton which has a wide range of local amenities including primary and secondary schools, picturesque ancient church, post office, small supermarket and parade of shops and various public houses/ restaurants. A timetabled bus service operates to the neighbouring market town of Newton Abbot which has mainline railway links to London Paddington. The A380 dual carriageway links Torbay with Exeter and the M5 beyond.

The Accommodation:

A sliding door and entrance porch with obscure-glazed inner door with side panel to the hallway with storage cupboard and access to loft. The lounge/diner is dual aspect with window to front and French doors with side panels leading to the rear garden. The lounge area has a minster style fireplace with inset gas living flame coal effect fire and wall lights. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built-in double oven, hob and dishwasher, spaces for fridge/freezer and washing machine, wall mounted gas boiler, window and part obscure-glazed door to rear garden. Bedroom one has a window to front and recess with wardrobes fitted. Bedroom two has a window to rear and the shower room comprises shower cubicle, low level WC, pedestal wash basin, heated towel rail and window.

Outside:

Path leading to front door and the front garden is easy to maintain with pebbles and shrubs. The rear garden is of a generous size and enjoys a sunny aspect predominantly level and laid to lawn with flower and shrub borders, raised paved patio and two timber decked terraces along with a summerhouse and two timber sheds.

Parking:

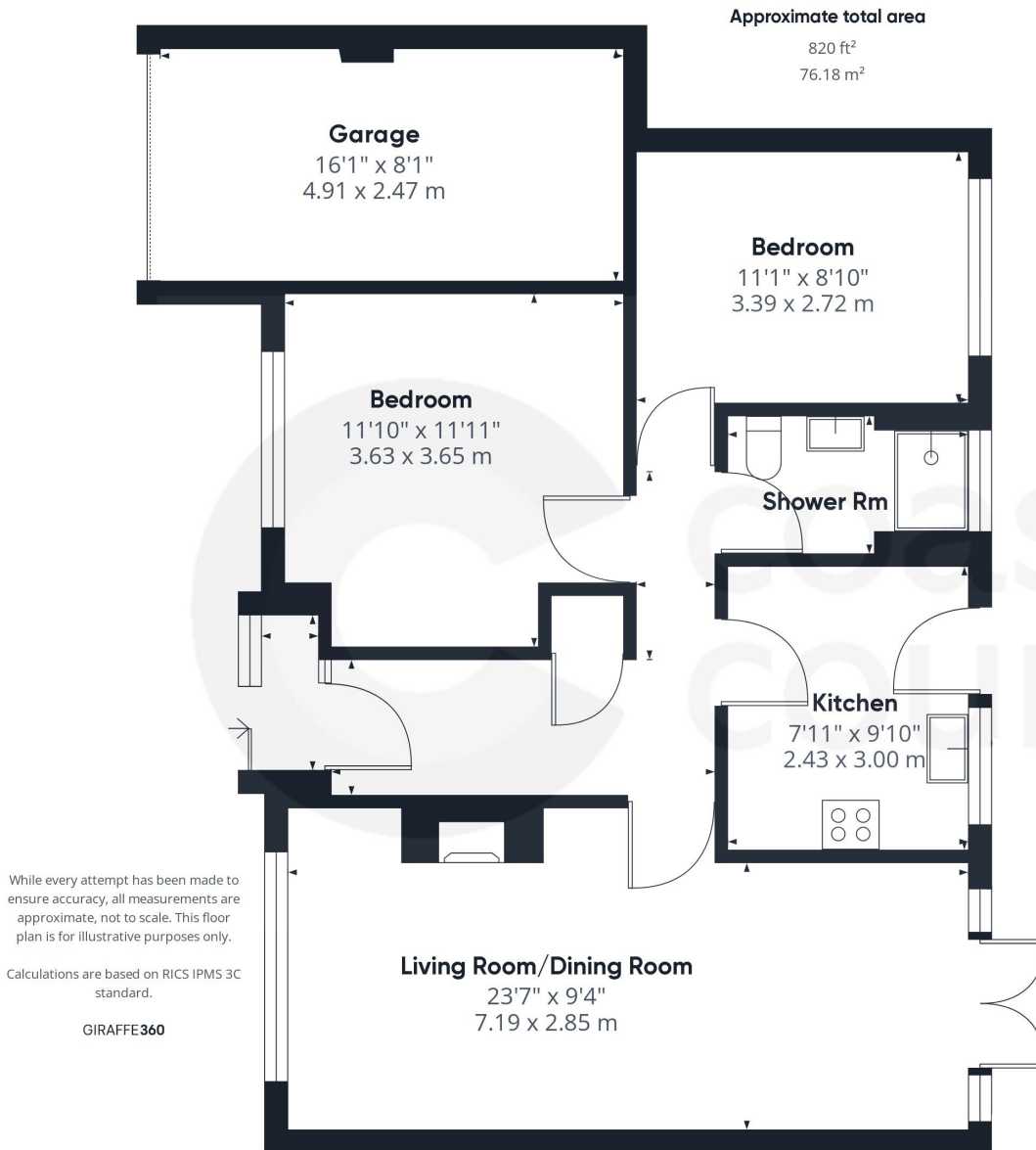
Outside to the front there is a double width driveway leading to a single garage with electric roller door.

Directions:

From Newton Abbot Penn Inn roundabout take A380 Exeter bound. Take the first exit left for Kingsteignton. At the roundabout take the first exit left for Kingsteignton A383. At the mini roundabout continue straight ahead. At the next roundabout continue straight ahead (2nd exit) into Vicarage Hill. Take the first right into Tarrs Avenue. Take the first right into Blindwell Avenue.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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 \pm 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.