



Kingsteignton

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen & Bathroom

- Gas Central Heating & Double Glazing
- Driveway & Garage
- Front & Rear Gardens
- Popular Location

Asking Price:

£320,000

Freehold

EPC RATING: D62

69 Longford Lane, Kingsteignton, TQ12 3DL

This well proportioned family home is superbly situated in popular Kingsteignton and enjoys a pleasant views towards Dartmoor and Newton Abbot. The property is well presented and the accommodation comprises lounge, separate dining room, kitchen and a cloakroom/WC on the ground floor with four bedrooms and a bathroom upstairs. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, a detached garage and driveway parking. Internal viewings of this lovely family home come highly recommended in order to appreciate the spacious accommodation on offer.

Longfield Lane is a popular road within the sought after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various shops, doctors surgery and vets, church, various public houses, restaurants and takeaways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

Accommodation

A part-glazed entrance door leads to the porch and hallway with laminate flooring, stairs to first floor and deep storage cupboard. There is also a cloakroom/WC. The lounge is to the front and has a fireplace and laminate flooring and there is a separate dining room with window to rear. The kitchen is fitted with a range of wall and base units and an integrated oven and hob, window to side and rear and door leading to garden. Upstairs there are four bedrooms, master with fitted wardrobes and views towards the moor. There is also a modern white bathroom suite.

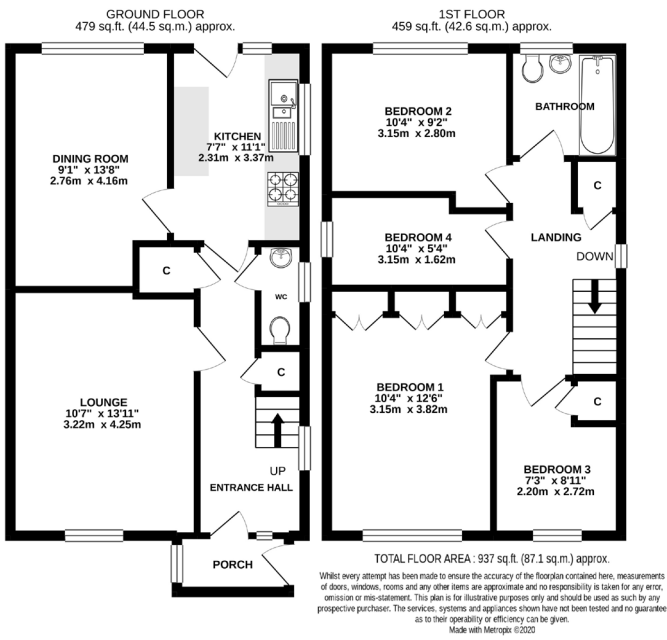
Outside & Parking

A driveway for 3-4 vehicles leads to a detached garage, and there are pleasant easily maintained gardens.

Agents Notes

Council Tax Band: Currently Band C

Floor Plans - For Illustrative Purposes Only

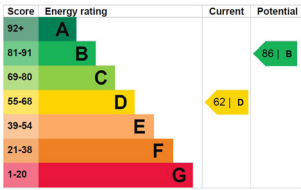


Directions

From Newton Abbot take the B3195 to Kingsteignton. Continue straight ahead at the racecourse roundabout. Continue straight ahead at the Next roundabout. At the Oakford roundabout bear left into Gestridge Road. Take the third right (crossroads) into Longford Lane.

Energy Performance Certificate

Full report available on request



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.