



A well-presented, two-bedroom property with an extensive garden.

11 Ley Lane | Kingsteignton | TQ12 3JB

complete.

thoroughly good property agents



PROPERTY TYPE

End-terrace property



SIZE

829 sq ft



LOCATION

Town



AGE

TBC



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Large, south-facing garden



EPC RATING

50



COUNCIL TAX BAND

B



in a nutshell...

- Beautifully modern kitchen/dining area
- Two double bedrooms
- Ideal commuting location
- Modern décor throughout
- Extensive rear garden
- Sought after location





the details...

In a convenient location in the heart of Kingsteignton, stands this two-bedroom, end-terrace house with an extensive rear garden.

Inside, the property feels warm and welcoming, the hall has beautiful and practical oak flooring, a staircase rises to the first floor and a door, half-glazed with decorative glass panels leads to the kitchen/dining room.

With durable laminate flooring, the dining room has plenty of space for a table and seating for eight and sliding patio doors to the garden allows light to flood in. Ideal for family meals or a dinner party. The kitchen is a great room, lovely and light. Plenty of worktop space, with beautiful decorative splashbacks, to three sides. It is well equipped, with an integrated fan oven with a gas hob and extractor hood above and a sink below the window. There is a range of cream kitchen units providing ample storage for the pots and pans, and doors open to reveal an integrated upright fridge/freezer. There is space with plumbing beneath the draining board for a washing machine or dishwasher. The living room feels cosy and comfortable, with a stripped wooden floor, and a wonderful cast-iron fireplace with a living flame gas fire, makes a lovely feature.

Upstairs the landing is spacious and light with a window on the staircase. There is a hatch to the loft space and the floors throughout the upstairs are bare floor boards. There are two light and airy double bedrooms, the largest with a built-in wardrobe. A bathroom has lovely tiled floor and walls, with LED spotlights and contains a bath, with a shower and glass screen above, a WC and pedestal basin in white.

Outside, the patio doors open into a small sunroom/porch, with terracotta tiled floor and a sliding door opens into the rear garden. The garden is approximately 230 ft long, nearest the house it is paved, making a space great for a barbecue or a picnic, with raised beds of potted plants, a trellis draped with climbing plants. A wrought iron gate leads to another space, with a crazy-paved patio ideal for a cup of tea or relaxing in the rural surroundings. There is a middle section of the garden, with a tool shed, which would make a great growing space for fruit and veg perhaps. The far end has an area of lawn, with an apple tree and a timber summer house at the end.

A path leads around the side of the house to the front, where there is a parking space immediately in front of the house and there is additional on-street parking normally available.

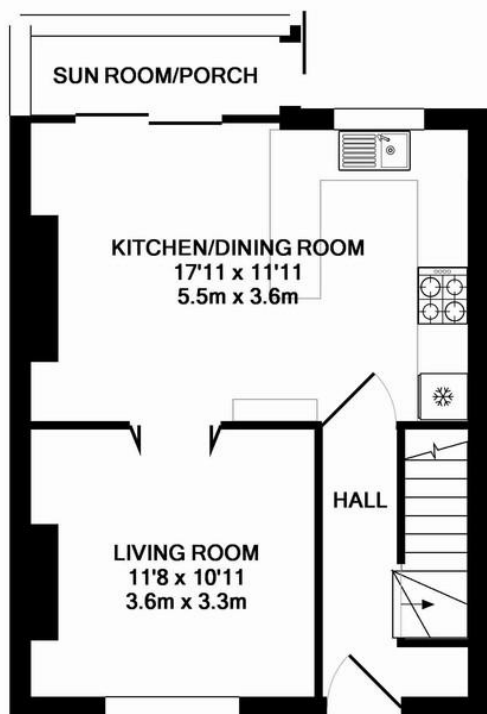


what the owner loves most...

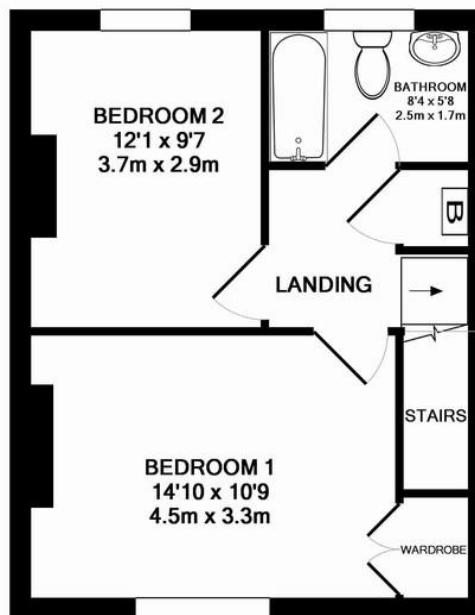
"An old property with a new interior. Also the convenience of local amenities."



the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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bear in mind...

The size of the garden is approximately 230ft in length but offers level secure areas for children.



the location...

Kingsteignton is a town located on the outskirts of Newton Abbot offering very easy access to the town centre. It has the benefit of good local amenities, including schools, churches, public house, supermarkets and very easy access to the A38 Devon Expressway leading to the M5.

Shopping

Late night pint of milk: Tesco Express 0.3 mile

Town centre: Newton Abbot 2 mile

Supermarket: Tesco 0.9 mile

Relaxing

Beach: Teignmouth 5.2 miles

Park: 5 minute walk

Tennis courts, dog walk, cycle route: End of the road (by school)

Travel

Bus stop: 100 yards on Exeter Road

Train station: Newton Abbot 2 miles

Main travel link: A38 0.8 mile

Airport: Exeter 17.8 miles

Schools

Rydon Primary School: 0.5 mile

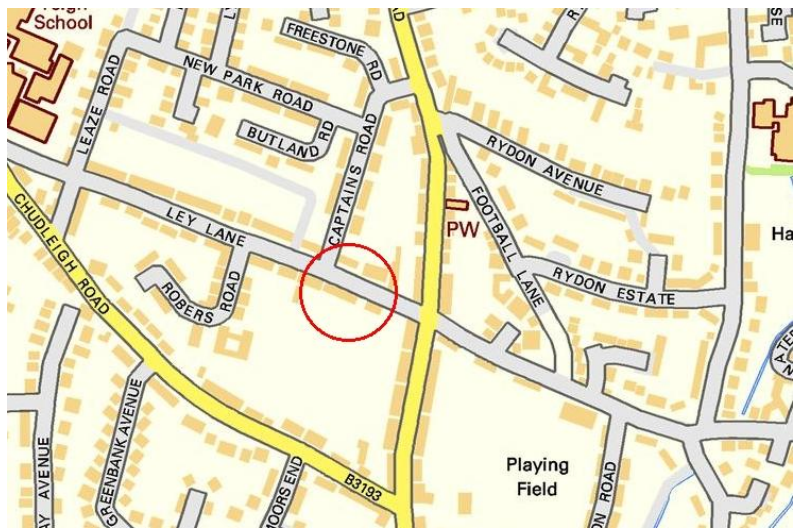
Teign School: 0.3 mile

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 3JB

how to get there...

From our Newton Abbot Office, head west on Queen Street towards Fairfield Terrace. Turn right onto Courtenay Street - Courtenay Street turns right and becomes Kingsteignton Road. Turn right onto Kingsteignton Road. At the B&Q roundabout, continue straight onto Newton Road. Follow the road and go through the roundabout, further along the road at the roundabout, take the 1st exit onto Newton Road. Continue for a short distance, at the roundabout, take the 1st exit onto Oakford. Turn left onto Ley Lane, the property will be on the left.





Need a more complete picture? Get in touch with your local branch...

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