



Ref: L723710
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Fore Street, Kingsteignton
£285,000 Freehold
woodshomes.co.uk



- 🏠 Grade II Listed Church House
- 🏠 Bedroom four/study
- 🏠 Large Bathroom and Downstairs WC
- 🏠 Three further bedrooms
- 🏠 Lounge/dining room
- 🏠 Courtyard with Outbuildings
- 🏠 Second reception room
- 🏠 No Onward Chain
- 🏠 EPC Rating Exempt



A charming four bed character property with four bedrooms. Offered for sale chain free.

St Michaels Church House is a charming characterful period property attached to St Michaels Church of England Primary School. The Church House is a unique Grade II listed semi detached house which was probably once the residence of the old school master. This four bedroom house located in the heart of Kingsteignton is close to the local shops, schools and amenities and has been thoroughly modernised throughout yet still keeps a lot of the original features with cast iron fireplaces and some of the original windows. On approaching the property are wrought iron railings and a gate with a pathway leading to the wooden front door taking you into the hallway where the stairs ascend to the first floor landing. Doors to:

The generous lounge/diner has front aspect timber framed original window, a feature fireplace with a wooden over mantle and surround, two large built in cupboards to either side and two radiators. A door gives access to the enclosed courtyard.

An open doorway and a small step takes you into the kitchen which has a range of high gloss base and wall units incorporating fitted drawers, integrated dishwasher, integrated washing machine space for an upright fridge freezer, marble effect worktop surfaces, a stainless steel single drainer sink unit and a double glazed window above. There is a built in electric oven with a four ring electric hob above, a splash back and extractor hood. The downstairs cloakroom has a side aspect obscured double glazed window, a modern low flush WC and a feature glass bowl wash hand basin with mixer taps over and storage cupboards below.

The sitting room/second reception room has a feature fireplace with wooden over mantle and surround, a radiator and side aspect timber framed window.

Our View "A spacious chain free property in a central location for all the amenities"



Bedroom four/office has an original feature window to the side aspect, a feature fireplace with the original grate, brick surround and a tiled hearth (currently not used) and recessed shelving and cupboards to either side.

The first floor landing has an original window to the rear aspect and built in cupboards. Two stairs take you up to the front bedrooms and the bathroom.

Bedroom one has a cast iron feature fireplace with wooden surround, a radiator and side aspect timber framed window.

Bedroom two has a front aspect timber framed window, radiator and a cast iron fireplace.

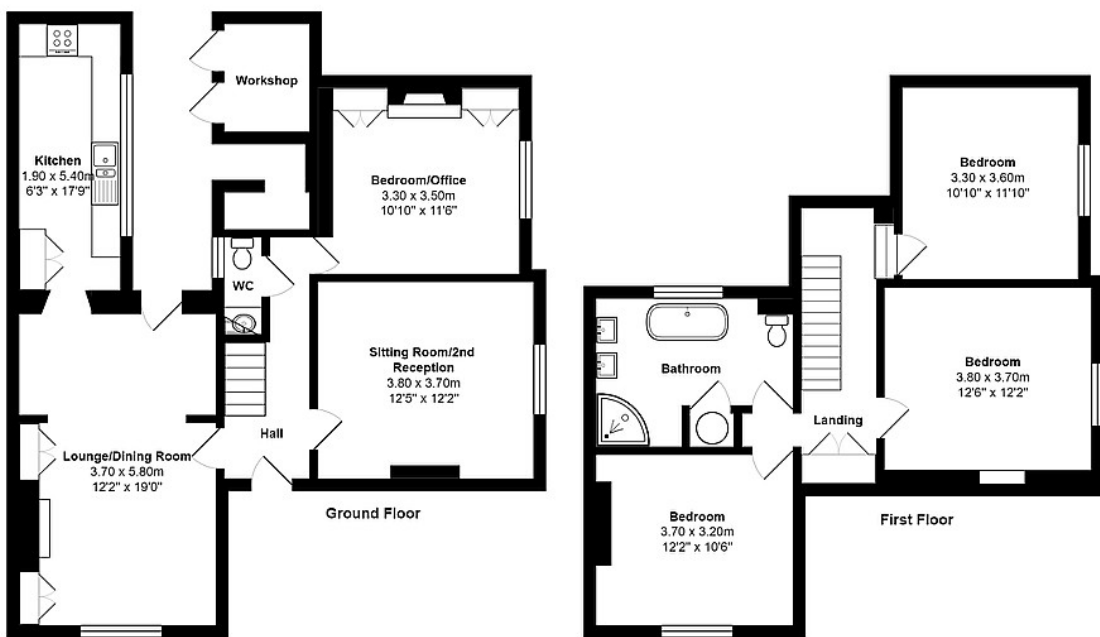
Bedroom three has a timber framed window to the front aspect, a radiator and a cast iron fireplace.

The good sized bathroom has a freestanding bath with Victorian style claw feet, a fitted corner shower cubicle with sliding doors and a wall mounted chrome shower, his and hers pedestal wash hand basins with fitted mirrors over, a low level flush wc, a cupboard housing the gas fired boiler and an airing cupboard housing the hot water cylinder. There is a radiator and an obscured double glazed window.

Outside: The property is approached by foot from Fore Street via a wrought iron gate. The garden is bordered by stone walling with wrought iron railings. The garden is level and extends from the front of the property around to the side. The main area of garden lies to the side of the property, and is bordered by stone flowerbed borders and mature plants and shrubs. A further wrought iron gate gives access onto Fore Street.

To the rear of the property is a courtyard area, housing brick built storage sheds, providing additional space for appliances.

Agents Note: We have been advised by the vendors that there is an option to rent a parking space nearby at the cost of £20 per month, subject to all parties being agreeable.



Church House, Kingsteignton
Total Area: 128.8 m² ... 1387 ft² (excluding workshop)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		0	0

England, Scotland & Wales

EU Directive 2002/91/EC



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