



Ref: L761166  
**01626 364900**

Longford Lane, Kingsteignton  
 £239,950 Freehold  
**woodshomes.co.uk**



- 📍 A Well Presented Terraced House
- 📍 Lounge
- 📍 Modern Fitted Kitchen
- 📍 Conservatory
- 📍 Family Bathroom
- 📍 Three Bedrooms
- 📍 Pleasant Sunny Garden
- 📍 Off Road Parking For Two Cars



**Nicely presented three bedroom terraced house with off road parking offered with no onward chain.**

An opportunity to acquire this well presented terraced house, which has been a lovely family home for many generations and has been tastefully modernised throughout. The accommodation comprises of, a lounge, kitchen, conservatory, modern ground floor bathroom, three bedrooms, a level sunny garden and driveway parking for two cars. Situated close to the local schools and the bus stops, the property is ideal for first time buyers or investors seeking a buy to let. Offered for sale with no onward chain, we would strongly recommend an internal viewing to fully appreciate the size and lovely décor.

To the front of the property is a tarmacadam driveway allowing parallel parking for two cars. The composite UPVC double glazed front door takes you into the entrance hall which has stairs rising to the first floor landing, a radiator and door into the lounge.

The Lounge has two double glazed windows to the front aspect, feature papered walls, a radiator and a feature fireplace with wooden surround and over mantle incorporating a glass pebble effect electric fire. There is a useful under stairs storage cupboard, along with a timber and multi glazed door through to the kitchen.

The modern kitchen has a range of fitted base and drawer units with matching wall cabinets, working surfaces with tiled surrounds and a stainless steel single drainer sink unit with a double glazed window above. Built in appliances include a four ring electric

# Our View "A well presented three bedroom terraced house with garden and parking"



hob with an electric oven under. There is space and plumbing for a slim line dishwasher and space for under counter fridge. A UPVC stable door leads into the conservatory and a further door takes you into the bathroom.

The conservatory, currently utilised as a utility room, is a good size and has a polycarbonate roof, double glazed windows, power and light. A double glazed door to the side and double opening French doors taking you out to the rear garden. There is a fitted worktop surface with cupboards under, space and plumbing for an automatic washing machine and spaces for a tumble dryer and fridge/freezer.

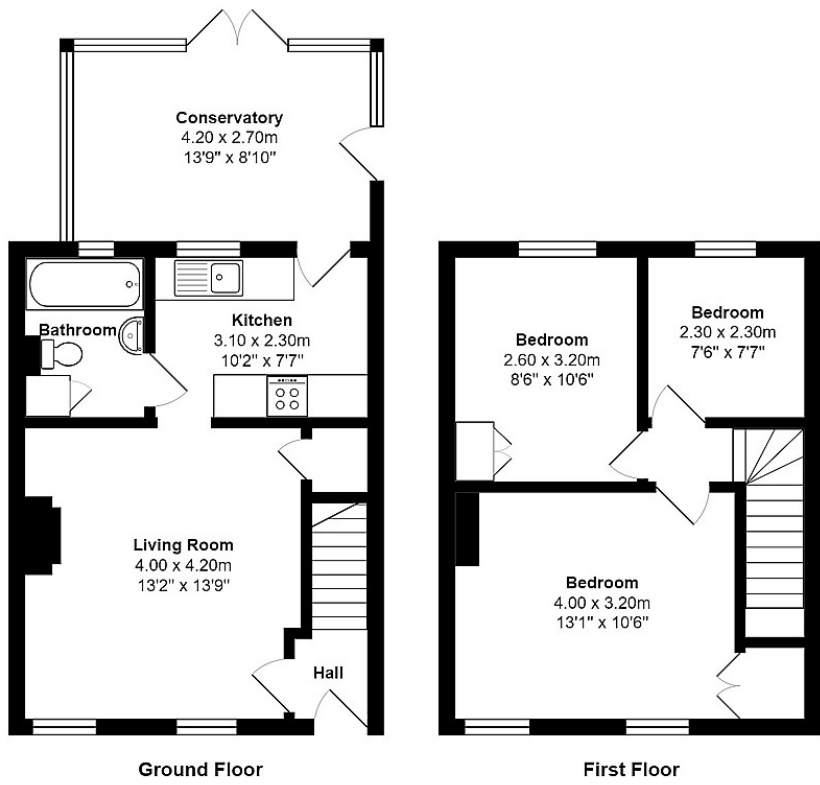
The modern family bathroom has a panelled bath with a wall mounted electric shower above, tiled surrounds, a fitted shower screen, pedestal wash hand basin and a low flush WC. There is a radiator, a rear aspect obscured double glazed window and two useful built in storage cupboards.

The first floor landing has a loft hatch giving access to the roof space where the gas fired combination boiler can also be found.

Bedroom one is a good size and a lovely light room with two double glazed windows to the front aspect. There is a radiator, and a built in double cupboard/wardrobe with Louvre fronted doors.

Bedrooms two and three also have double glazed windows and radiators with bedroom two having built in cupboards with Louvre fronted doors.

Outside; Accessed from the French doors of the conservatory there is a patio seating area which leads on to a level lawn. A pathway takes you to the timber built garden shed and an additional timber decked seating area. The garden offers a good degree of sunshine throughout the day.



14 Longford Lane, Kingsteignton  
 Total Area: 77.9 m<sup>2</sup> ... 838 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		