



## Kingsteignton

- Versatile Detached Family Home
- 4 Bedrooms
- Lounge & Dining Room
- Bathroom & Ground Floor W.C
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Off Road Parking
- Cul-De-Sac Location

Asking Price:  
**£280,000**  
 Freehold  
 EPC: D65



# 4 Belmont Close, Kingsteignton, Devon, TQ12 3TT - Draft

A spacious and modern 4 bedroom detached family home offering versatile accommodation and situated in a small cul-de-sac within a highly sought after development in the popular town of Kingsteignton. The house is tastefully presented and benefits from a dining room extension to the rear, gas central heating and double glazing. The property will appeal to a wide range of buyers and viewings come highly recommended.

Kingsteignton is a popular town which offers a wide range of amenities including primary and secondary schools, various shops, supermarkets, sports facilities, a church and nature reserve. There is a convenience store and public house / restaurant within a couple hundred yards. The neighbouring town of Newton Abbot offers a wider range of amenities and for the commuter there is good access onto the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

## The Accommodation

The entrance hallway has a cloakroom/wc and leads to a generous light and airy living room boasting a multi fuel stove with granite hearth and surround. The living room leads to a dining room with vaulted ceiling and French doors to the garden. The kitchen has a modern range of units and an integrated oven and hob. From the hallway a door leads to an area (previously used as a garage) currently used as a study with door leading to a storage area with electric roll top door. On the first floor there are four bedrooms, three of which have built in double wardrobes. The two rear bedrooms enjoy stunning views towards Haytor. There is also a family bathroom/wc.

## Ground Floor

Entrance Hallway  
Cloakroom / W.C

Lounge	17' 3" (5.26m) x 16' 11" (5.16m)
Dining Room	9' 7" (2.92m) x 9' 1" (2.77m)
Kitchen	13' 10" (4.22m) x 6' 4" (1.93m)
Study Room	11' 2" (3.4m) x 7' 11" (2.41m)

## Ground Floor

Landing	
Bedroom 1	11' 0" (3.35m) x 8' 6" (2.59m)
Bedroom 2	11' 2" (3.4m) x 7' 5" (2.26m)
Bedroom 3	11' 0" (3.35m) x 9' 6" (2.9m)
Bedroom 4	8' 5" (2.57m) x 6' 10" (2.08m)
Bathroom	

## Gardens

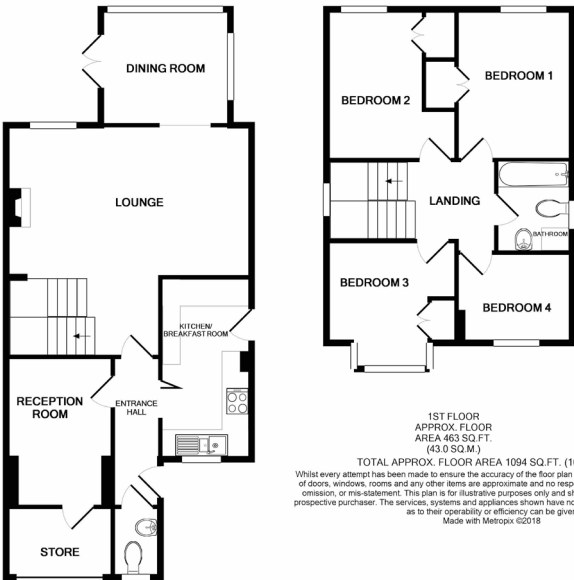
The rear garden is mainly laid to lawn with paved patio and flower beds.

## Parking

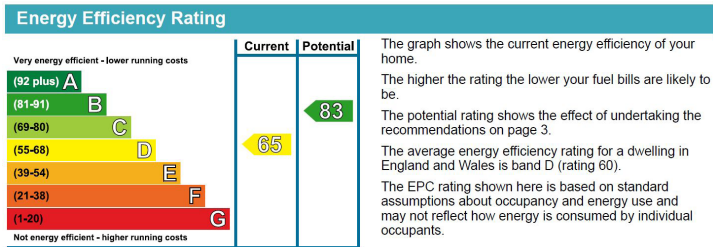
The front garden has been landscaped to provide off road parking.

## FLOOR PLANS

For Illustrative Purposes Only



## ENERGY PERFORMANCE RATING



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









## Agents Notes

### Tenure

Freehold

### Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway to Exeter. Take the second exit for Kingsteignton. At the end of the slip road turn left onto B3195. Turn left into Brook Way. At the roundabout continue straight ahead into Rydon Road. Turn left into Belmont Close.