



A brand new, detached bungalow situated on a level plot, close to amenities.

34 Broadway Road | Kingsteignton | TQ12 3EH





PROPERTY TYPE

Detached bungalow



SIZE

1,135 sq ft



LOCATION

Town



AGE

New Build



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Underfloor heating



PARKING

Garage and off road parking



OUTSIDE SPACE

Substantial rear garden



EPC RATING

Predicted: 82



COUNCIL TAX BAND

TBC



in a nutshell...

- New build
- 10-year Build Zone structural warranty
- Elegant kitchen
- Bosch integrated appliances
- Solid oak doors
- Conservatory
- Master en-suite
- Level plot
- Close to amenities





the details...

A pair of brand new detached, three-bedroom bungalows with the benefit of a 10-year Build Zone structural warranty, on a level plot with an integral garage, conservatory, extensive off-road parking and an enclosed rear garden. The bungalows are located on a particularly desirable road offering ease of access to all local amenities.

Developed by local developer Bishopstone Homes, these wonderful properties have been constructed using the energy efficient Insulated Concrete Formwork (ICF) method, and has quality written all over it. No expense has been spared in its development, with fixtures and fittings of the highest quality, including brushed steel switches and sockets, engineered oak flooring, LED lighting, solid oak doors and Bosch integrated appliances to name a few, and the standard of finish is superb, considerably higher than that of the majority of larger developers. The property has underfloor heating throughout and a modern system allowing full environmental control from a smartphone or tablet.

Two pillars form the entrance to the wide, grey-brick paved driveway, which provides ample parking for at least 3 cars for each bungalow, and leads to the front of the property.

Inside, the hallway has beautiful, engineered oak flooring which continues through into the open-plan living/dining room. A fabulous room with plenty of light from the patio doors and glazed panels to the conservatory. Designed with modern living in mind, there are plenty of mains sockets, some with USB charging points, and there is wiring installed for a wall-mounted TV, with HDMI connectivity. Additionally, there are the regular telephone and sat TV sockets throughout. There is plenty of space for a dining table and seating for at least six, making a fabulous dining area, fit for any occasion.

The conservatory is large also with underfloor heating and double doors to the garden, this is a superb room for all seasons, or perhaps an alternative dining space.

The kitchen is modern and elegant, with a tiled floor and plenty of dark, solid-granite worktops, which continue into a breakfast bar; a lovely informal dining space. A range of modern, gloss-grey kitchen units, with matching wall cabinets, provide ample storage. It is well-equipped too, with Bosch integrated appliances comprising fridge/freezer, dishwasher, two fan ovens, and a halogen hob with a stylish extractor hood above.

From the hallway, there are three bedrooms, all light and airy doubles, the master bedroom has a lovely en-suite shower room, with a tiled floor an electric shower, a modern basin and WC in white, and an extractor fan. The family bathroom is stylish with a bath, modern shower and glass screen above, a basin, WC with a soft-close lid, and a heated towel rail.

There is a rear door to the integral garage, which has a remote-controlled roller shutter door, and a utility area to the rear which houses the condensing combi boiler, and where there is power and plumbing for a washing machine and tumble drier.

Outside, the rear garden offers a large, private, paved patio, perfect for outside dining or drinks with family and friends. There is a good-sized lawn with a small tree and it is separated from the patio by a strip of decorative slate chippings, which continues around the side of the bungalow. The garden is bordered by timber fencing and is ideal for children and pets.

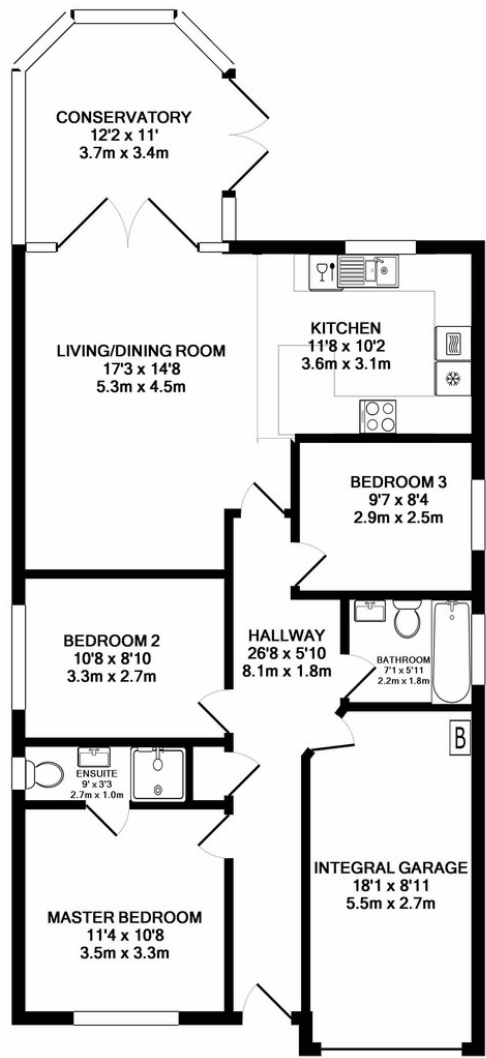


what the owner loves most...

“The level location and proximity to all local amenities”.



the floorplan...



BISHOPSTONE

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 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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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: Londis 0.3 mile

Town centre: Newton Abbot 2 miles

Supermarket: Lidl 0.4 mile Tesco Superstore 0.8 mile

Relaxing

Beach: Teignmouth 5.3 miles

Park: 0.7 mile

Tennis courts, dog walk, cycle route: Bakers Park 2.3 miles

Travel

Bus stop:

Train station: Newton Abbot 1.8 miles

Main travel link: A380 1.8 miles

Airport: Exeter 18.4 miles

Schools

St Michaels C of E Primary School: 0.4 mile

Teign School: 0.6 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3EH**

how to get there...

From our Newton Abbot branch on Queen Street, turn right onto Albany Street. At the traffic lights, turn right onto Kingsteignton Road. At the roundabout take the second exit onto Newton Road/A383, go straight across at the roundabout, passing Tesco on the right hand side. At the next roundabout, take the first exit to continue on Newton Road/ B3195. At the next roundabout take the first exit onto Oakford. Broadway Road will then be on your left hand side. Continue along Broadway Road where you will find the property on your right hand side.



BISHOPSTONE





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