



Linhay Drive, Kingsteignton, TQ12 3GJ

Asking Price Of £102,000

A beautifully presented 2 bed end of terraced home located in the desirable village of Kingsteignton. An ideal first time purchase being handy for a range of shops, retail park, schools plus lovely riverside walks and pubs. The property offers a lounge, fitted kitchen with built in appliances and W/C to the ground floor with 2 double bedrooms and bathroom. There is off road parking for one car plus an enclosed rear garden. Agents note. an applicant must be qualified prior to viewing please see over.

- 2 BED END TERRACED HOUSE
- 40% SHARED OWNERSHIP
- PARKING
- GARDEN
- DOWNSTAIRS CLOAKROOM

Front doors to:-

Hallway

Under stairs cupboard

Downstairs WC

Close coupled WC and wash hand basin.

Kitchen

Fitted with a range of white wall and base units with built in gas hob and electric oven/grill. Plumbing for washing machine. Appliance space. Double glazed windows. Cooker hood.

Lounge Diner

A good sized room with space for a large 3 piece unit and dining table. Double glazed window. Double glazed french doors to rear garden.

Stairs to first floor landing

Built in cupboard

Bedroom One

A good double bedroom with two double glazed windows with open outlook to the rear.

Bedroom Two

Another double room with two double glazed windows.

Bathroom

A family bathroom fitted with a modern white suite comprising bath with shower over. Wash hand basin and WC with dual flush.

Outside

To the front is a gravelled garden area.

Parking

Space for one car.

Rear Garden

Set out over two levels the first having a sun decked with steps down to the lawn and paved garden being enclosed and private.

IMPORTANT INFORMATION

Prior to booking a viewing you must meet the following criteria

- A gross household income of less than £80,000 per year
- A memorandum of sale to show you have sold your property if applicable
- Confirm you can not afford to buy a sustainable property on the market
- Evidence of sufficient deposit and funds available to pay associated costs
- Evidence of marketing the local connection

Material Information

The Estate Agent Act 1979 we are obliged to inform you this property is being sold by a staff member of Taylors.

Leasehold - 125 Years from Feb 2020

Monthly service charge - £30.27

Building insurance - £12.60

Reservation fee - £500

Rent charged on un-owned share - £292.01 per month

Address

Linhay Drive, Kingsteignton, TQ12 3GJ

Tenure

LEASEHOLD

Council Tax Band

C

EPC Rating

B

Contact Details

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Total floor area 73.3 m² (789 sq.ft.) approx

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.