

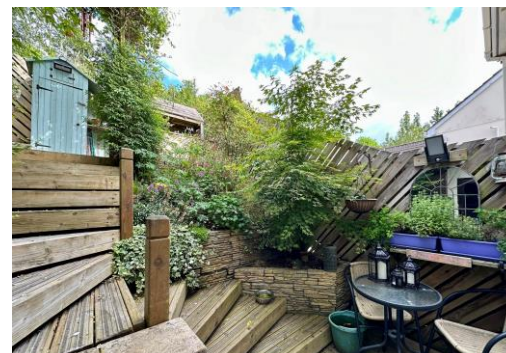


Paddons Coombe, Kingsteignton, Newton Abbot

£299,950



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

11 PADDONS COOMBE, KINGSTEIGNTON, NEWTON ABBOT TQ12 3YX
 Semi-Detached House in quiet and private location | Gas central heating | uPVC double glazed windows | Hall | Lounge | Dining room | Kitchen | Three bedrooms | Bathroom
 Particularly spacious parking for approx. six cars | Garage | Private and tranquil rear garden

A very appealing well-presented semi-detached house. The property was built in 1998 and has been a well-loved home in the same ownership ever since. The property occupies a delightful location at the end of the close and has a particularly spacious parking area for approximately six cars or ample room for caravan or boat storage. The property has been well maintained and improved over the years and comprises covered entrance, hall, lounge opening to dining room with trifold doors to the garden, kitchen with modern fittings. On the first floor there are three bedrooms and a bathroom. Outside in addition to the parking is a good-sized garage and a lovely, very private and tranquil rear garden mainly set out as an extensive patio and entertaining area. The property also benefits from gas central heating and uPVC double glazed windows. The area of Kingsteignton is well served by local schools, wide range of shops, bus services and is within easy reach of the A380 providing access to Torbay, Exeter and further afield. Viewing is essential to fully appreciate all that this property has to offer.

The Accommodation Comprises

Covered entrance with uPVC door opening to

ENTRANCE HALL With coved ceiling, radiator.

LOUNGE - 4.32m x 4.27m (14'2" x 14'0") max reducing to 10'10" (3.3m) With coved ceiling, radiator, uPVC double glazed window, telephone point, opening to



DINING ROOM - 3.2m x 2.39m (10'6" x 7'10") With coved ceiling, radiator, uPVC double glazed trifold door opening to rear garden, opening to



KITCHEN - 3m x 1.8m (9'10" x 5'11") Fitted with range of modern units comprising work surfaces with inset 1 ½ bowl sink unit, fitted floor cupboard and drawer units, plumbing for dishwasher, integrated fridge, space for cooker, fitted cooker hood, range of wall cupboards, coved ceiling, uPVC double glazed window, Karndean flooring.



Stairs from hall lead to

FIRST FLOOR LANDING With coved ceiling, access to loft.

BEDROOM ONE - 3.35m x 2.67m (11'0" x 8'9") plus door recess Spacious fitted walk-in wardrobe, fitted bedside cabinets with wardrobes over and over bed storage, coved ceiling, radiator, uPVC double glazed window.



BEDROOM TWO - 2.97m x 2.03m (9'9" x 6'8") With covered ceiling, radiator, uPVC double glazed window, TV aerial point.



BEDROOM THREE 2.13m x 1.85m (7'0" x 6'1") plus further storage area. With covered ceiling, radiator, uPVC double glazed window.

BATHROOM White suite comprising panelled bath with shower over, wash hand basin with storage under, low level W.C with concealed cistern, part tiled walls, mirror fronted bathroom cabinet, ladder style heated towel rail, covered ceiling, extractor fan, uPVC double glazed window.



OUTSIDE

FRONT To the front of the property there is a shrub bed with bark chippings, extensive brick pavior driveway and parking area. This sizeable area has parking for approximately six cars or alternatively caravan or boat storage. The driveway leads to

GARAGE - 5.84m x 2.95m (19'2" x 9'8") With up and over door, light and power, roof storage area, rear personal door opening to rear garden, wall mounted gas fired boiler for central heating and hot water, space and plumbing for washing machine.

REAR The rear garden is a particularly attractive feature. Immediately outside through the trifold doors is a timber decked patio with steps that lead up to an extensive mainly patio garden being a combination of timber deck and paved patio areas bordered by mature shrubs and offering immense privacy. This area provides a very tranquil and sunny recreation area. To the side of the property there is 1000ltr rain water collection tank and within the garage an electric pump system ideal for all outside water uses.

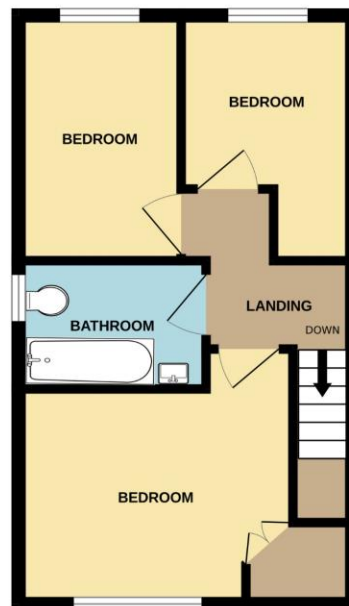


This Floorplan is not to scale and should only be used as a guide.

GROUND FLOOR
43.7 sq.m. (470 sq.ft.) approx.



1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA: 75.0 sq.m. (808 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Age: 1998 (unverified)	Postcode: TQ12 3YX
Current Council Tax Band: C	Stamp Duty:* £2,497 at asking price
EPC Rating: C	Gas meter position: Outside
Electric meter position: Outside	Water: Meter
Boiler positioned: Garage - combi	Rear Garden Facing: East
Loft: Insulated, part boarded, light	Square foot: Approx 808
Total Floor Area: Approx 75 square meters	

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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