



**22 KINGSMEAD DRIVE, TORRINGTON, EX38 7DD**

**£269,950**

An extended 3 bedroom modern detached house offering superbly presented accommodation including 3 reception rooms, stylish kitchen and master en-suite together with level enclosed rear garden, ample off road parking & garage whilst being within walking distance of the local amenities.

Ideally located for families, this 3 bedroom detached house offers superbly presented accommodation which is conveniently located within walking distance of local schooling and the nearby town centre amenities.

Extended by the current owners, No22 offers 3 ground floor reception rooms together with a stylish modern kitchen with built-in appliances, and a useful cloakroom WC.

Stairs lead to the first floor landing, with doors off to each of the bedrooms, 2 of which are double rooms with bedroom 1 having a well appointed en-suite shower room and a built-in wardrobe. Meanwhile the bathroom comprises of a white suite including bath with shower mixer tap and chrome heated towel rail whilst there is access to the boarded loft via a foldaway ladder.

Externally the enclosed rear garden comprises of a level lawn and 2 patio areas together with a raised boundary wall with stone chippings and a selection of shrubs, whilst a useful storage shed is discreetly tucked away to one side of the property.

Ample parking is available, with a tandem driveway and further brick paved parking area to the front. The garage is equipped with an electric roller door, and presently is divided in 2, with the front section used for storage whilst the rear provides a useful space which could be utilised as a hobby/craft room or home office.

**Services:** All mains services are connected.  
Gas Central Heating. uPVC Double Glazing

**Energy Performance Certificate:** C (70)

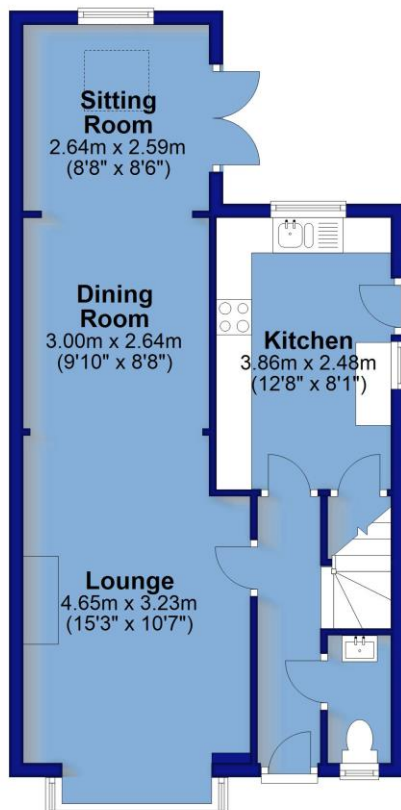
**Council Tax:** BAND C (£1,815.33 per annum)

**NO ONWARD GOING CHAIN**



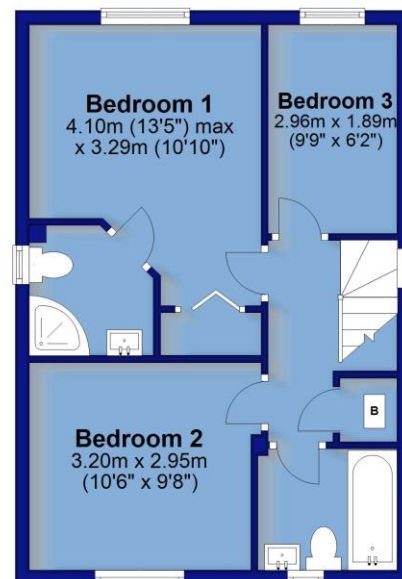
## Ground Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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