



Rydon, Kingsteignton

3x  1x 

ENERGY RATING D62

- Video Walk-through Available
- Smart Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- Kitchen/Breakfast Room & Family Bathroom
- Driveway Parking & Car Port
- Popular Location
- Schools Nearby
- Convenient for A380

Guide Price:
£330,000
FREEHOLD

14 Rydon Estate, Kingsteignton, Newton Abbot, TQ12 3LR



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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An extended semi-detached family home located in the popular Rydon area of Kingsteignton. The spacious accommodation boasts three bedrooms, lounge with wood burner, kitchen and dining/family room with patio doors to garden. There is also a study area, bathroom/WC and cloakroom/WC. Gas central heating and uPVC double glazing are installed and outside there is a generous sized rear garden, car port and parking. The property will appeal to a wide range of buyers and in particular families looking to live within a quiet and sought after area of this popular town.

Rydon Estate is a popular road within the sought-after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various shops, doctors' surgery and vets, church, various public houses, restaurants and takeaways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

The Accommodation:

A part obscure-glazed entrance door leads to the entrance hallway with window to side, stairs to first floor with storage area under and a cloakroom/WC with low level WC, wash basin and obscure-glazed window. The lounge has a bay window with outlook to front, wood burning stove and wood flooring. The kitchen is fitted with a range of white high gloss wall and base units with rolled edge work surfaces with matching splashback, inset single drainer sink unit, breakfast bar, space for appliances, larder cupboard and feature bread oven (non-functional). The kitchen opens to the dining/family room with window and sliding patio doors to garden, Velux window and large storage cupboard/study area with window.

Upstairs, the landing has window and access to loft. Bedroom one has a window to front and a range of built-in wardrobes. Bedroom two has a window to rear overlooking the garden and a storage cupboard and bedroom three has a window to front. The bathroom has a panelled bath with shower over, rail and curtain and tiling to surround, low level WC, vanity wash basin and obscure-glazed window.

Outside:

Outside to the front there is a small level lawn and a path leading to the rear garden which is a generous size predominantly laid to level lawn with gravel border, paved area, large timber shed/workshop and further lawned area behind. Second shed behind the car port.

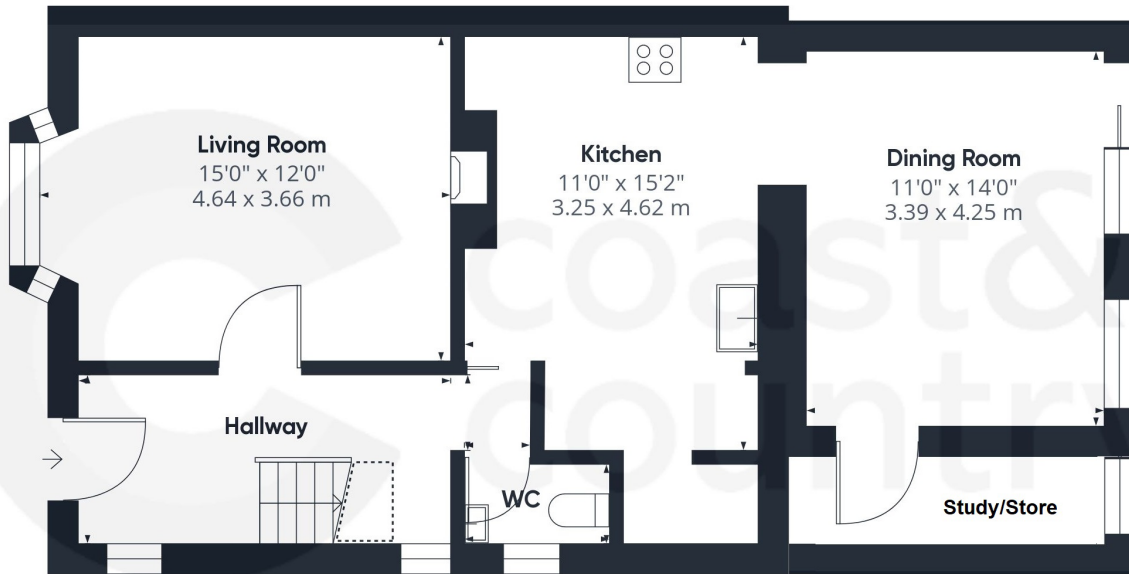
Parking:

Driveway providing off road parking leading to a carport.

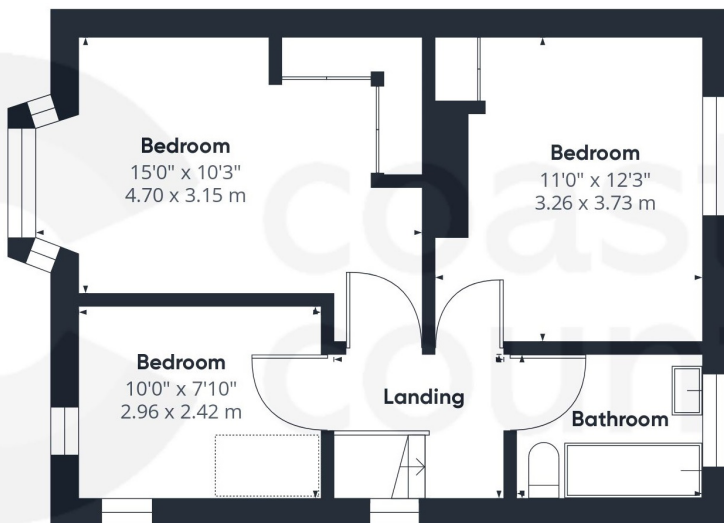
Directions: From Newton Abbot take the B3195 for Kingsteignton. Continue straight ahead at the racecourse roundabout. At the next roundabout take the first exit left continuing along B3195. At the following roundabout (Oakford) take the first exit left and continue straight ahead along Gestridge Road B3195. Continue straight ahead at the crossroads and then take the first right into Rydon Avenue. Turn immediately right into Football Lane. Rydon Estate can be found on the left hand side.



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Ground Floor



Floor 1

Approximate total area

1043.13 ft²

96.91 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.