



Kingsteignton

2x 1x

ENERGY RATING C74

- Virtual Tour Available
- Modern Mid Terraced House
- 2 Bedrooms
- Conservatory
- Garden to Rear
- Allocated Parking Space
- Cul-de-sac Position
- Ideal First Home or Buy to Let

Guide Price:
£225,000
FREEHOLD

27 Willhays Close, Kingsteignton, TQ12 3YT

A well-presented and modern mid terraced home in a sought-after cul-de-sac location. The accommodation comprises two double bedrooms, lounge, conservatory, kitchen/dining room and a modern bathroom/WC. Gas central heating and double glazing are installed and outside there is an allocated parking space and an easy to maintain rear garden with paved patio. The property will make an ideal first purchase, family home or investment for letting and internal viewings come highly recommended.

Willhays Close is situated just off Rydon Road in the popular town of Kingsteignton. There is a convenience store and two popular pubs/restaurants within a short walk and other amenities include various shops and supermarkets, primary and secondary schools, sports facilities, and a church.

Popular with commuters, the town is convenient for the A380 dual carriageway to Torbay and Exeter (M5 beyond). A timetabled bus service operates to the neighbouring market town of Newton Abbot which offers a wider range of amenities and a mainline railway station.

Accommodation: A uPVC part-obscure double glazed entrance door and porch with multi obscure glazed door to the lounge with double glazed window to front, stairs to first floor with cupboard under, radiator and cover, part wood panelling to one wall and door to the kitchen/dining room fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset single drainer sink unit with mixer tap, built in oven and hob, spaces for appliances, window and door to a uPVC double glazed conservatory with tiled flooring and French doors to the garden.

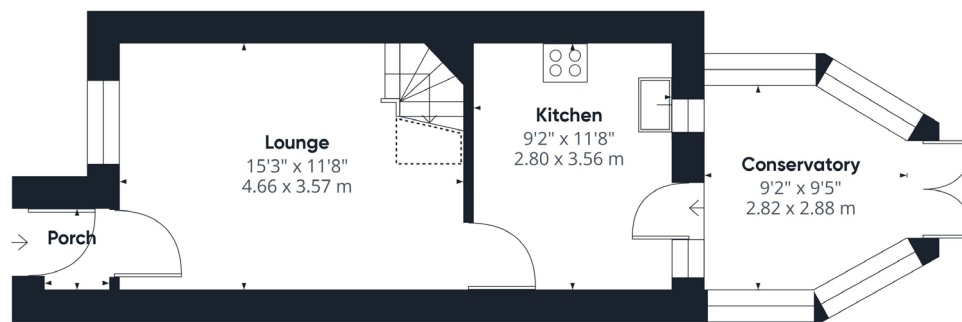
Upstairs there is a landing with access to loft and two double bedrooms along with a modern bathroom with white suite comprising a panelled bath with shower over, screen and tiling to surround, low

level WC, pedestal wash basin and cupboard housing wall mounted gas boiler.

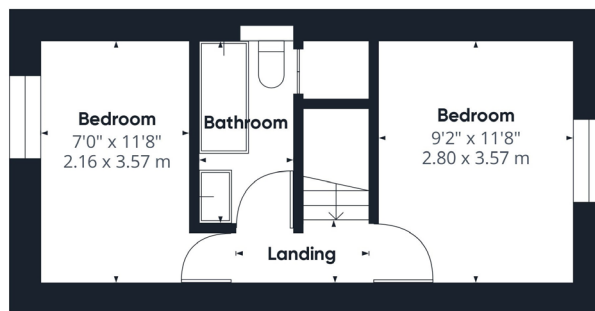
Outside: Outside the rear garden is enclosed and paved with fencing to boundaries.

Parking: Allocated parking space close by.

Directions: From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit left for Kingsteignton. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the 7th right into Rydon Road. Take the 4th left into Orchid Vale and the 1st left into Willhays Close.



Ground Floor



Floor 1

Approximate total area

642.5 ft²
59.69 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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

We have been informed that this property is tenanted until 31/10/24.

Floor Plans - For Illustrative Purposes Only

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 ± 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.