



Kingsteignton

3x  2x 

ENERGY
RATING
C70

- Video Walk-through Available
- End of Terrace House
- 3 Bedrooms (1 en-suite)
- Spacious L-Shaped Lounge/Diner
- Contemporary Kitchen

- 2 Modern Bath/Shower Rooms & WC
- Driveway and Garage
- Enclosed Rear Garden
- Tucked Away Location

Guide Price:
£325,000
FREEHOLD

66 Rydon Acres, Kingsteignton, Newton Abbot, TQ12 3YR - Draft



1000s of homes sold in Teignbridge

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

66 Rydon Acres, Kingsteignton, Newton Abbot, Devon, TQ12 3YR

Situated in a tucked away location within this sought-after development, we are pleased to offer for sale this deceptively spacious and superbly presented modernised family home. Gas central heating and double glazing are installed and outside there is a driveway and garage along with easy to maintain gardens. The property will make an ideal first purchase, family home or investment for letting.

Rydon Acres is a popular road within Kingsteignton which offers a wide range of amenities including primary and secondary schools, various shops, supermarkets, sports facilities, a church and nature reserve. There is a convenience store and public house / restaurant within a couple of hundred yards of the property. The neighbouring town of Newton Abbot offers a wider range of amenities and, for the commuter, there is good access onto the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

The Accommodation:

A composite part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor and cloakroom/WC with white suite comprising low-level WC and vanity wash basin, heated towel rail and window. The lounge is a spacious room with feature inglenook-style fireplace with tiled hearth and inset woodburning stove, beamed ceiling, wall lights, storage cupboard, window to rear and opening to the dining area with window to rear and French doors leading to the garden. The kitchen has been extensively refitted with a modern range of high gloss wall and base units with roll edge work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, spaces for appliances, wall cupboard housing wall mounted gas boiler, beamed ceiling and window to front.

Upstairs on the landing there is an airing cupboard and access to a loft. Bedroom one has a range of mirror fronted wardrobes, window front and an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin, storage cupboard, heated towel rail and window to front. Bedroom two has a window to rear and built-in cupboard and bedroom three also has a window to rear. There is a refitted modern bathroom with suite comprising panelled bath with shower over and screen, low-level WC and wash basin in vanity unit with matching wall cupboards and heated towel rail.

Parking:

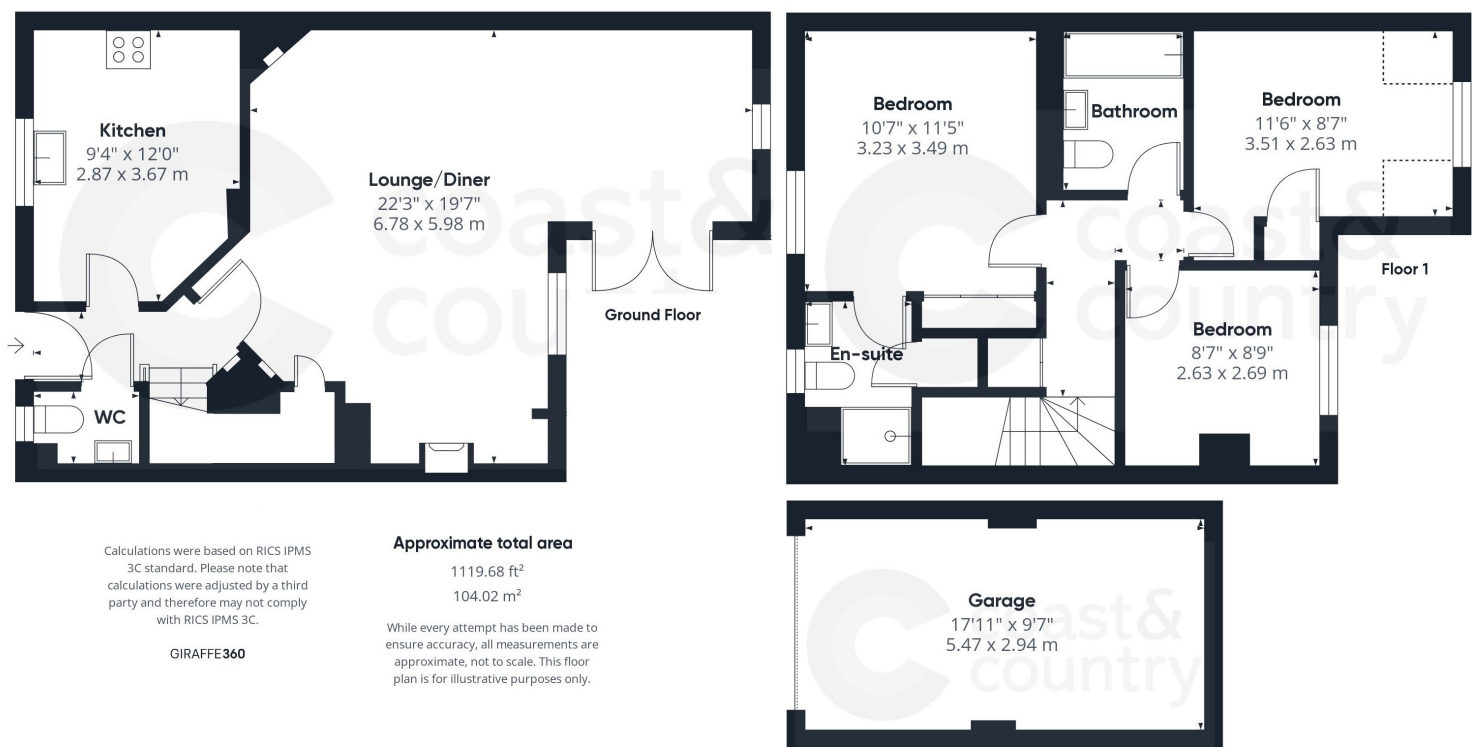
Outside to the front once through the arch, the property's driveway begins and there is an area of lawn with gravelled area and path to front door. The rear garden is enclosed and comprises composite decked terrace and lawned area with a variety of shrubs and gate to side. There is a driveway with off road parking leading to a brick built detached garage with wooden up and over door, power and light.

Directions:

From the Penn Inn roundabout take the A380 Exeter bound. Take the first exit (Kingsteignton) and at the end of the slip road bear left on the roundabout into Vicarage Hill. At the mini roundabout turn right into Longford Lane. At the next roundabout continue straight ahead along Longford Lane. At the double roundabout turn right into Rydon Road. At the next roundabout (just before the Rydon Inn) continue straight ahead and then left into Rydon Acres.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains gas. Mains electricity. Mains drainage (all assumed).

There is no HETAS certificate for the woodburning stove.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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.