



Kingsteignton

2x  1x 

ENERGY
RATING
D55

- Virtual Tour Available
- Smart Mid-Terraced House
- 2 Bedrooms
- Modern Kitchen and Bathroom
- Good-Sized Rear Garden
- Allocated Parking Space
- Tucked Away Position
- Ideal First Home

Guide Price:
£215,000
FREEHOLD

8 Willhays Close, Kingsteignton, Newton Abbot, TQ12 3YT

Located in the popular cul-de-sac of Willhays Close in Kingsteignton, this well-maintained two-bedroom terraced home boasts a delightful rear garden and an allocated parking space. Ideally positioned within walking distance of the highly regarded Rydon School, the property offers both convenience and comfort—making it perfect for first-time buyers, small families, or those looking to downsize.

Accommodation: Entering through a modern composite front door, you are welcomed into a bright entrance porch, recently updated with stylish tiled flooring and convenient built-in storage. An internal door leads into the lounge/diner—a recently redecorated and recarpeted living space with a staircase to one side, and a large window overlooking the neatly kept front garden.

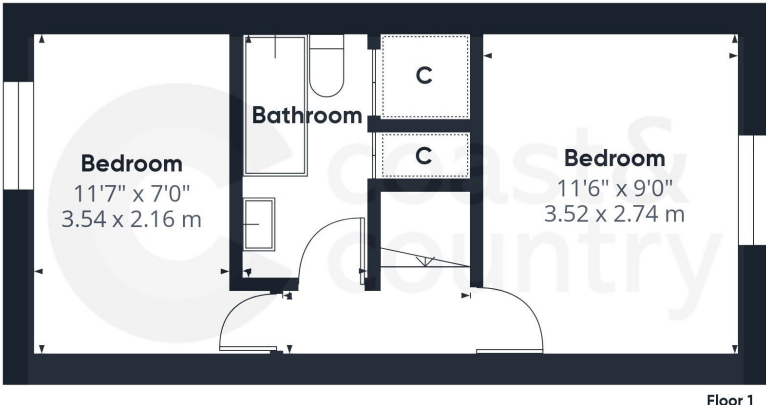
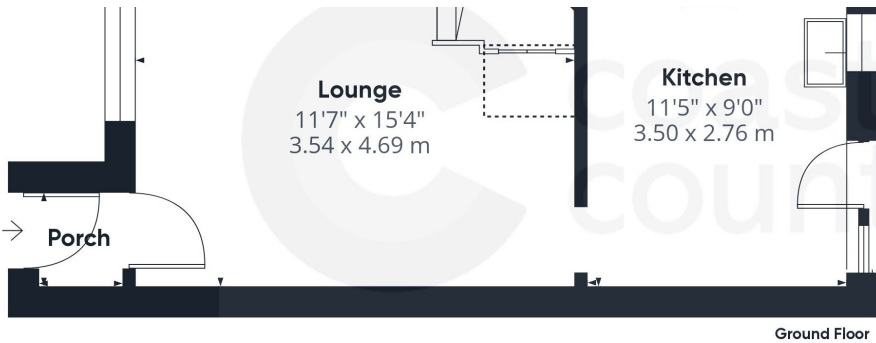
To the rear of the property lies the modern kitchen, which benefits from a generous amount of worktop space and cabinets. It includes a built-in electric oven with gas hob and provides space for additional appliances such as a washing machine and fridge/freezer. A large rear window and door provide lovely views of and easy access to the rear garden. Upstairs, a central landing leads to two bedrooms and a family bathroom. The front bedroom is a large single or small double, while the rear bedroom comfortably fits a double bed and enjoys views over the garden. The bathroom, situated between the two rooms,

features a bath with overhead shower, WC, and wash basin. Recent updates include redecorating and the addition of a stylish new wooden bath panel.

Outside: The rear garden is thoughtfully laid out with a decked seating area directly off the kitchen—ideal for al fresco dining. Beyond the deck is a well-kept lawn and a rear gate offers convenient access, and the property comes with its own allocated parking space.

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.



Approximate total area

547.87 ft²
50.9 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B
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		93 A
81-91	B		
69-80	C		
55-68	D	55 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.