



Our View “A delightful property conveniently situated in Kingsteignton”

This well presented, extended detached property features spacious living accommodation, four bedrooms (master en suite) enclosed gardens, driveway and garage located on a cul de sac in the heart of Kingsteignton

The accommodation begins with the entrance hallway with storage situated beneath the staircase. Double doors provide access to the spacious lounge/dining room with a double-glazed window to the front and a feature gas fireplace. An opening from the dining area leads to a delightful family room which forms part of an extension and provides further living space with tiled flooring, and a vaulted ceiling with wooden beams. This room continues through to the kitchen and gives access to the garden. The kitchen is fitted with a matching range of wall and base level units with roll top work surfaces with a mixer tap sink and drainer. There is a feature range cooker with an extraction hood and light above space for a fridge/freezer and tiled flooring. From the entrance hallway you also have access to the downstairs WC.

Stairs rise to the first floor where you have a split landing leading to four bedrooms, all of which

feature double glazed windows, with the master bedroom enjoying access to a modern fitted en suite shower room comprising a low-level flush WC, pedestal wash hand basin and shower fed from mains. A separate family bathroom is also found from the landing featuring a low-level flushed WC, pedestal wash hand basin and oversize panelled bath with a mains shower. There are part tiled walls, tiled flooring and incorporated storage. From the landing you also have a hatch providing access to the loft space.

Externally to the front of the property you have a driveway laid to resin providing off-road parking for two to three cars situated in front of the garage with a metal up and over door and power and light provided. There is a well-maintained garden to the side with stone chippings and a pleasant assortment of flowerbeds. Gated access at the side leads to the rear garden which offers a delightful and low maintenance garden with a patio, providing an ideal space for outside dining and entertaining, leading onto a level lawn which is enclosed and private. From the garden a door is also found providing access to the rear of the garage where you also have a useful utility space with space and plumbing for a washing machine or tumble dryer.

- Well presented property
- Spacious living / dining room
- Modern fitted kitchen
- Delightful family room
- Four bedrooms (master ensuite)
- Family bathroom
- Off road parking for 2/3 cars
- Garage / Utility
- Enclosed gardens
- Culdesac location



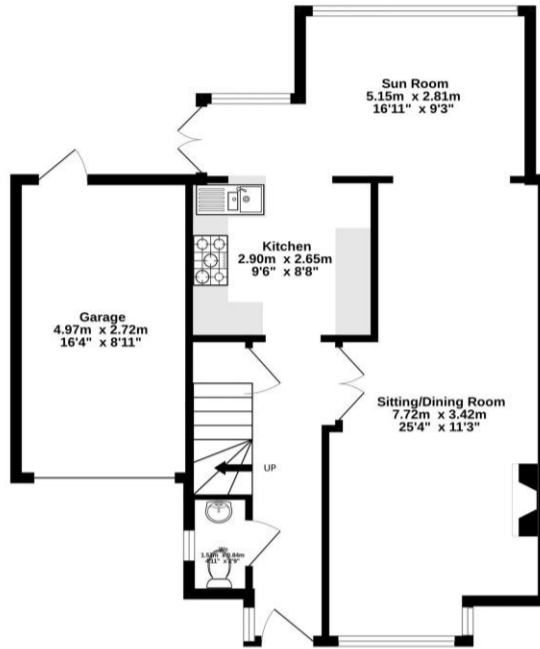


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	67	80

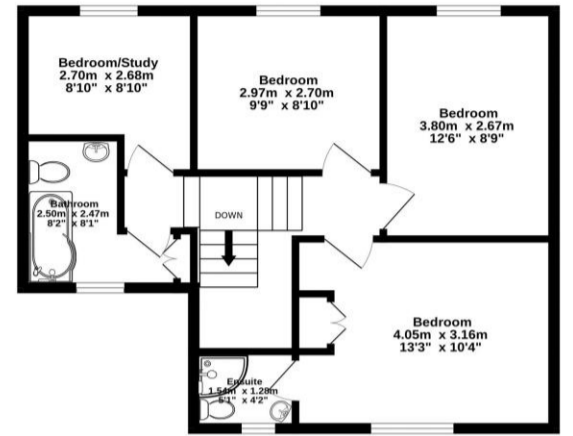
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Ground Floor
66.3 sq.m. (714 sq.ft.) approx.



1st Floor
51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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