



Our View “ Situated on a cul-de-sac with a sought after development”

A superb three bedroom semi detached property presented to a high standard throughout with spacious living room, modern fitted kitchen breakfast room, three bedrooms with Master ensuite, family bathroom, delightful enclosed gardens and off-road parking for two cars located on a private cul-de-sac within a sought after development in Kingsteignton

The accommodation begins with the entrance hallway with wood effect tiled flooring which continues through much of the ground floor, from the entrance hallway you have access to a downstairs WC with low-level flush WC and pedestal wash handbasin, Useful storage cupboards under stairs and utility cupboard with space and plumbing for washing machine and tumble dryer, Access to the living room which is bright and spacious with a double glazed sliding door onto rear garden, from the entrance hallway you have access to the kitchen breakfast room which features a modern fitted kitchen with a range of matching wall and base level units with stainless steel mixer up sink and drainer, built-in Smeg double oven, Built-in dishwasher and fridge freezer, gas hob with extraction hood and light above, continued flooring from hallway breakfast

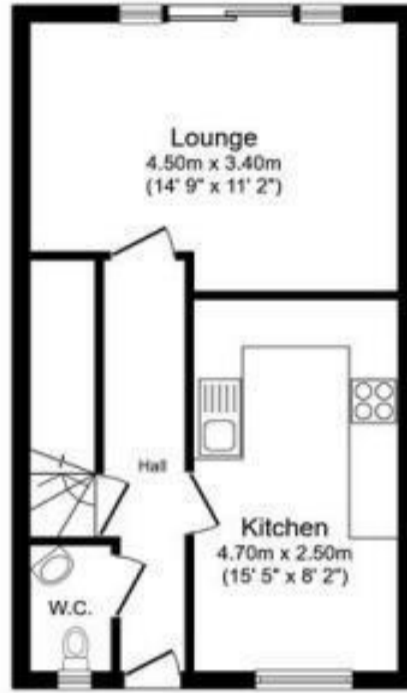
bar with space for stools beneath, double glazed window to front aspect inset spotlights. Stairs rising to the first floor where from the landing space you will find three bedrooms all of which feature double glazed windows to either front or rear, The Master bedroom benefits built-in wardrobes along with access to a superb modern ensuite shower room with low level flush WC, pedestal wash handbasin and separate shower fed from mains, tiled flooring, from the landing you have the family bathroom comprising low flush WC, pedestal wash handbasin and panel bath with shower from mains part tiled walls and tiled flooring, obscure double glazed window to front, from the landing also have access to storage cupboard housing combination boiler and hatch providing access to space To the front of the property you have a double width driveway providing off-road parking for two vehicles, level lawn area and pathway providing access to main entrance along with gated access at side To the rear you have a well-maintained and close garden with patio area leading out from the living room providing an ideal space for outside dining onto a level area laid to artificial grass to the side pathway leading to gated access and wooden build storage shed

- Delightful semi detached property
- Living room
- Kitchen / Breakfast room
- Three bedrooms (Master ensuite)
- Family bathroom
- Downstairs W.C
- Enclosed gardens
- Driveway
- Culdesac location
- Sought after development





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		96
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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Ground Floor
Floor area 36.9 sq.m. (397 sq.ft.)



First Floor
Floor area 36.9 sq.m. (397 sq.ft.)

TOTAL: 73.8 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.

