

SIMPLY GREEN

Paddons Coombe,
Kingsteignton



A beautifully presented detached four double bedroom family home with spacious accommodation throughout situated on a corner plot with a double garage and a double width driveway.

This family home has been modernised internally and is ready to move into. The accommodation comprises 4 double bedrooms with a master en-suite, a living room, a larger than average kitchen/diner, a utility room, a study, a bathroom & WC.

This property is located within Kingsteignton, in the highly desirable area of Rydon, Kingsteignton.
The property is conveniently located close to the A380 for commuters to Exeter and Torbay.

Kingsteignton has various amenities, including a new primary school on the development, a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities and a hospital.

Accommodation

A canopied porch with external lighting and a double glazed door with a side window leading through to the entrance hallway with a staircase rising to the first floor, built-in cupboard with fitted shelving and doors to principal rooms.

The ground floor accommodation comprises a study with a uPVC double glazed window to the front aspect, perfect for somebody working from home. Downstairs cloakroom/WC with a uPVC double glazed window, fully tiled walls, wash hand basin, WC and a built-in double cupboard with hanging space and fitted shelving. The accommodation continues to a separate living room, which is a generously sized space with a uPVC double glazed window to the front aspect. The larger than average kitchen/diner is a real feature of the property with a uPVC double glazed window overlooking the attractive rear garden. A single drainer 1 & 1/2 bowl sink inset with solid wood worktops and part tiled walls with a range of modern matching high gloss base cupboards, drawers and fitted matching wall cupboards with under cupboard lighting and kickboard inset spotlights.

There is a fitted "Cuisine Master Range" Cooker with five ring gas hob and electric ovens below and an extractor hood above. Plumbing for dishwasher, wine chiller and attractive tiled flooring which leads through to the dining area providing enough space for a table and chairs to entertain family and friends and a set of uPVC double glazed French patio doors leading to the rear garden.

From the kitchen, a door leads through to a separate utility room with a uPVC double glazed window and door leading to the side. There is a fitted worktop with space and plumbing for a washing machine and tumble dryer. Part tiled walls and wall mounted modern gloss wall cupboards and a space for American style fridge/freezer.

First floor accommodation

Access to insulated loft space and built-in airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

Four double bedrooms can be found on the first floor with the master bedroom being double in size and to the front of the property with a uPVC double glazed window and large windowsill. A door leads through to an en-suite shower room benefitting a uPVC double glazed window, fully tiled walls, tiled shower cubicle, WC, pedestal wash hand basin, tiled flooring, wall mounted heater towel rail and inset spotlights.

The three further bedrooms are all double in size benefitting uPVC double glazed windows and recessed areas for wardrobes or a built-in cupboard. The accommodation concludes with a modern family bathroom with a uPVC double glazed window, fully tiled walls, panelled bath with shower, WC, pedestal wash hand basin, inset spotlights, wall mounted heated towel rail and tiled flooring.



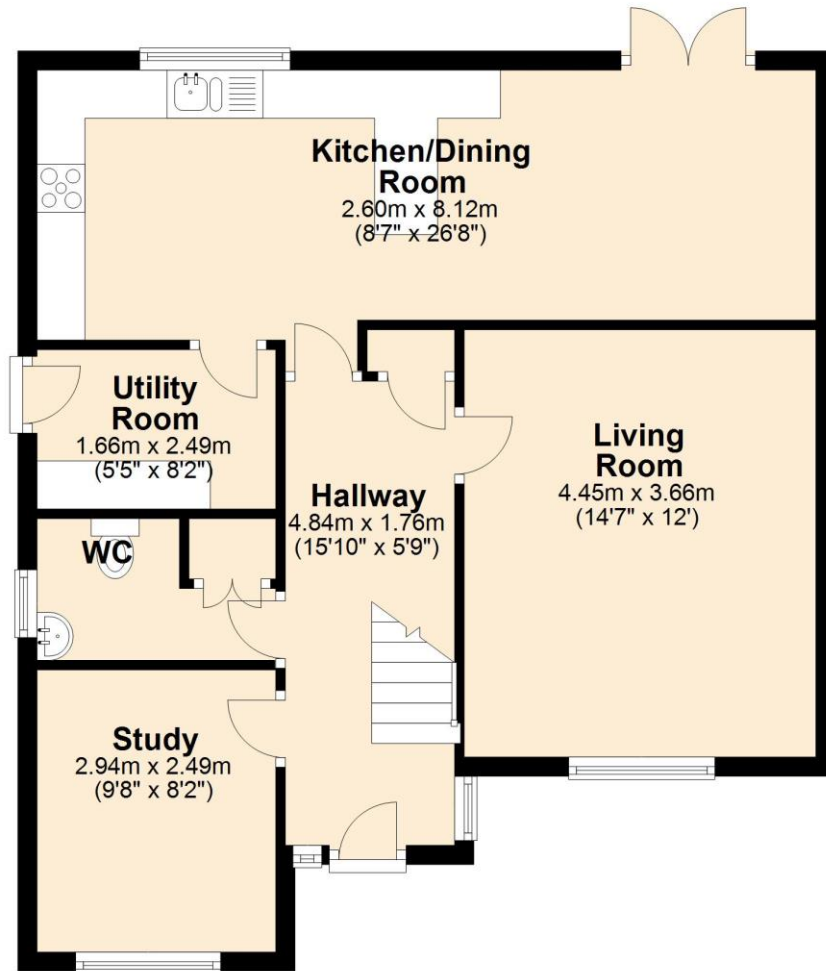




Floorplan

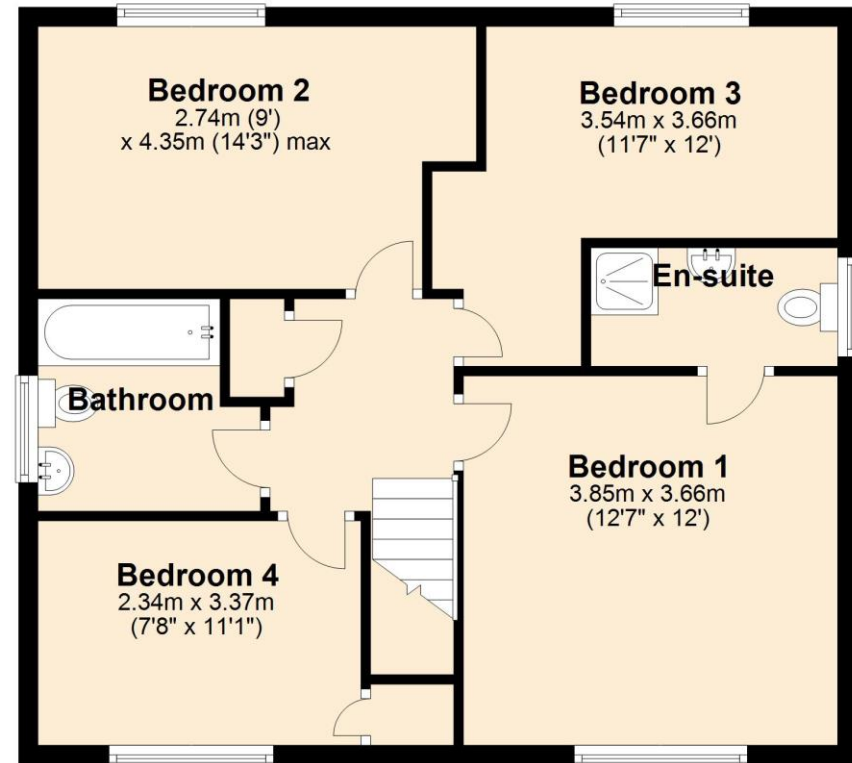
Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Total area: approx. 125.8 sq. metres (1353.6 sq. feet)



**TENURE: Freehold
COUNCIL TAX BAND E**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property is an expanse of lawned garden with bordering hedging and an attractive slate chipped garden area with attractive plants and external lighting.

To the side of the property, is a further expanse of slate chipped garden and a double width driveway providing parking for 2/3 vehicles and access to a detached double garage via two up and over doors. The rear garden is bordered by timber fencing and stone wall. The first part is laid to an attractive paved patio, perfect for entertaining the family and friends with an outside tap and access to the kitchen/diner via a set of uPVC double glazed French patio doors. A paved path continues around the side of the property with access to the utility room.

The garden continues to a lawned garden with bordering railway sleepers and a stone chipped path with an attractive flowerbed to a further area of paved patio and a storage unit found behind the double garage.

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