

SIMPLY GREEN

Avery Hill,
Kingsteigton



A superbly presented and extended semi-detached family home in the popular area of Kingsteignton.

The deceptively spacious accommodation is arranged over two floors and is light and highly attractive with modern fittings. The accommodation comprises 4 bedrooms with a master ensuite, a living room and separate reception room, a kitchen/diner, a utility room, a bathroom and a downstairs WC.

Externally there is a double-width driveway and an attractive rear garden with raised decking area.

Viewings are highly recommended to appreciate the location and accommodation this lovely property offers.

Avery Hill is part of a popular development with families, situated on a generous-sized plot and close to all the amenities Kingsteignton has to offer. A real highlight is that it is within walking distance of Rydon Primary School. Kingsteignton offers convenient access for both the A380 to Torquay and Exeter, as well as being a short distance to the town of Newton Abbot. Kingsteignton offers a wide range of amenities including shops and a Tesco, a health centre, a church, public houses/restaurants, three primary schools, and a secondary school.

Accommodation

Canopy porch with external lighting and a UPVC obscure double glazed patterned, lead door leading through to the entrance hallway with a staircase rising to the first floor and a door to the downstairs cloakroom/WC providing a UPVC obscure double glazed window, a vanity unit with wash hand basin with tiled splash backs and cupboards below and a low-level WC. Wood effect flooring flows through the entrance hallway and the WC with a multi-paned glazed wooden door flowing through to the generously sized living room.

The living room has a UPVC double-glazed window to the front aspect, inset spotlights, an understairs cupboard, and wood effect laminate flooring. An opening to the rear of the living room flows through to a generously sized kitchen/diner.

The kitchen offers a UPVC double-glazed window to the rear aspect, a single drainer, one and a half bowl sink inset with laminate worktops and part-tiled walls. A range of modern matching base cupboards, drawers and fitted matching wall cupboards, extractor fan, space for an upright fridge/freezer, tiled flooring, plumbing for a dishwasher, and space for a further fridge or freezer. The dining area offers enough room for a large table and chairs to entertain family and friends with wood effect laminate flooring and a set of UPVC double-glazed French patio doors and side windows leading to the rear garden. A door from the dining area leads through to a separate utility room with a UPVC double-glazed door and window leading to the rear garden, fitted worktop with stainless steel single drainer, single bowl sink inset, fitted cupboard, plumbing for a washing machine, and space for a tumble dryer and an extractor fan. The wood effect laminate flooring continues into the utility room and there is a further fitted cupboard housing wall mounted gas boiler.

From the kitchen/diner, a set of folding doors flow through to a separate living room, study, or office with a UPVC double-glazed window to the front aspect.

First-floor accommodation

Landing with doors to principal bedrooms and access to the insulated loft space. Four double bedrooms can be found on the first floor.

The master bedroom has fitted wardrobes consisting of one fitted double wardrobe with hanging space and fitted shelving, and a further single fitted wardrobe. From the master bedroom, it leads through to an ensuite shower room with a UPVC obscure double glazed window, with a double-width shower cubicle, WC, vanity unit with wash hand basin and fitted cupboards below, wall light with shaver point, an extractor fan, and a double-width wall-mounted heated towel rail.

The accommodation concludes with a refitted modern family bathroom with a UPVC obscure double-glazed window, panelled bath, WC, wash basin with fitted cupboards below, inset spotlights, and double-width wall-mounted heated towel rail.

AGENTS NOTE

The property is being sold on behalf of a family member of Simply Green Estate Agents

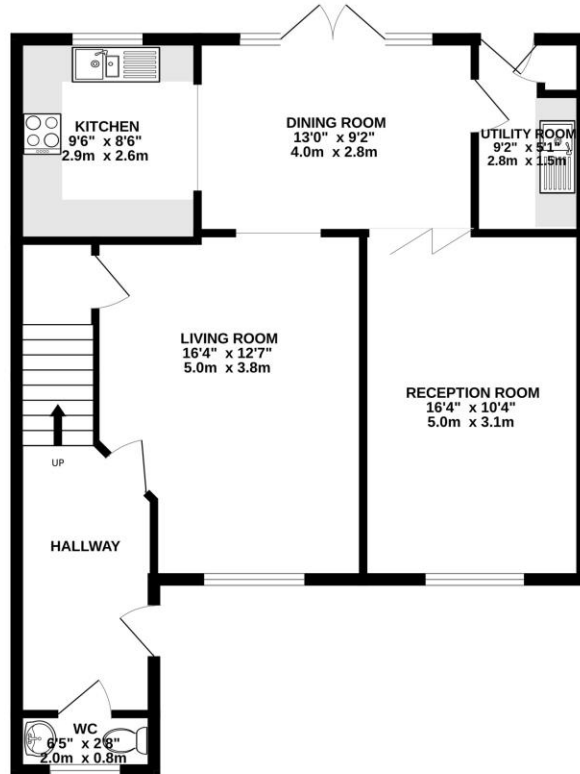




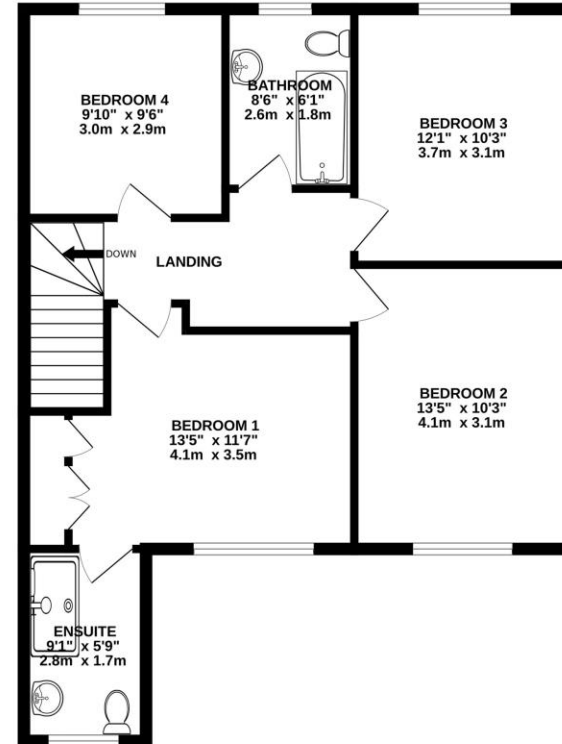


Floorplan

GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.4 sq.m.) 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.
Made with Metropix ©2024




TENURE: Freehold
COUNCIL TAX BAND C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Outside

To the front of the property is a double-width stone chipped driveway providing ample parking with access to the rear of the property via a side path. A lawned front garden with a paved path leading to the front door with external lighting. The rear garden has been attractively landscaped by the current vendors. Features include a paved patio, perfect for entertaining family and friends, access to the kitchen/diner via a set of UPVC double-glazed French patio doors and side windows, an outside tap and power point, raised rockery with mature shrubbery, access to the front via a side chipped path and external lighting.

Wooden decked steps and bordering rails lead up to a lovely raised level timber decked entertaining area with bordering timber fencing - providing the perfect opportunity to enjoy the garden with family and friends throughout the summer.

88 Queen Street
 Newton Abbot
 Devon
 TQ12 2ET