



SIMPLY GREEN

Pengelly Close

Kingsteignton

FOUR BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆FOUR BEDROOMS
- ◆PRINCIPLE ENSUITE
- ◆GARAGE AND OFF ROAD PARKING
- ◆OPEN PLAN KITCHEN DINING ROOM
- ◆UTILITY & WC
- ◆LAID OUT ACROSS FOUR LEVELS
- ◆SOUGHT AFTER AREA
- ◆CLOSE TO AMENITIES
- ◆TENURE - FREEHOLD

An exciting opportunity to purchase this stunning, spacious and immaculately presented four-bedroom detached family home, located in a popular recent development in Kingsteignton.

"The Walmer" is arranged over four half floors, offering versatile living space ideal for growing families. Situated with convenient access to the A380 for easy commutes to Torbay, Exeter and the M5, this home combines comfort, style and practicality in equal measure.



Accommodation

A paved path leads through beautifully maintained front lawns and planted beds to the front entrance. Inside, the home is finished in light, neutral tones. The entrance hall welcomes you with porcelain flooring, an inset doormat, and ample storage via two generous cupboards.

A convenient utility room features worktop space, a stainless-steel sink, and plumbing for both washing machine and tumble dryer. A cloakroom with WC and basin adds further convenience, and internal access to the integral garage offers secure parking, power, lighting, and houses the modern wall-mounted condensing boiler.

The porcelain flooring continues into a bright and sociable kitchen/dining room. The kitchen is fitted with sleek gloss cream and grey units, wood-effect worktops, and under-cabinet lighting. Appliances include a built-in eye-level double oven, separate gas hob with stainless-steel extractor, integrated fridge/freezer, and dishwasher. With ample room for a family-sized dining table, this space is ideal for entertaining and everyday living.

A half-flight of stairs leads to the generously proportioned L shaped living room, bathed in natural light from windows and French doors opening to the rear garden. Soft carpeting adds warmth and comfort, and a dedicated study area provides an excellent space for remote working or homework.



The master bedroom enjoys countryside views, a full wall of fitted wardrobes, and a modern en suite with a double shower enclosure, stylish tiling, and chrome towel rail. A second spacious double bedroom is also located on this level.

The top floor hosts two further double bedrooms—each light-filled with charming garden views and stylish décor. A modern family bathroom features a bath with shower over, part-tiled walls, wood-effect vinyl flooring, and heated towel rail.

An airing cupboard on the landing houses a pressurised hot water cylinder with linen storage, and a ceiling hatch provides loft access for additional storage.

Outside

The enclosed rear garden is a thoughtfully landscaped private haven with a large paved terrace, level lawn, and stunning raised beds—ideal for outdoor dining, entertaining, or relaxing in the sun. A side gate and steps offer easy access to the front, while a gated storage area to the other side neatly accommodates bins, recycling and further storage.

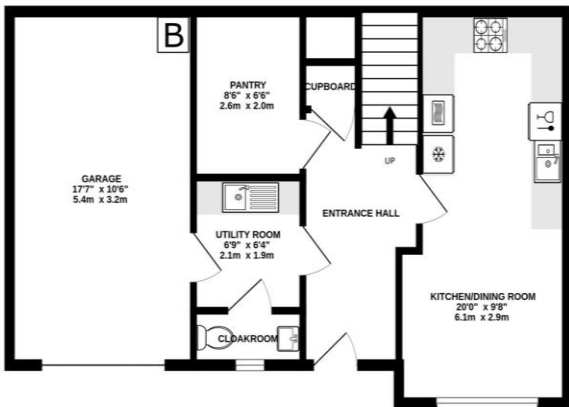
Agents Notes

The Property has an NHBC Warranty until November 2025 with an Annual Service Charge of £276 for 2025, payable to First Port.

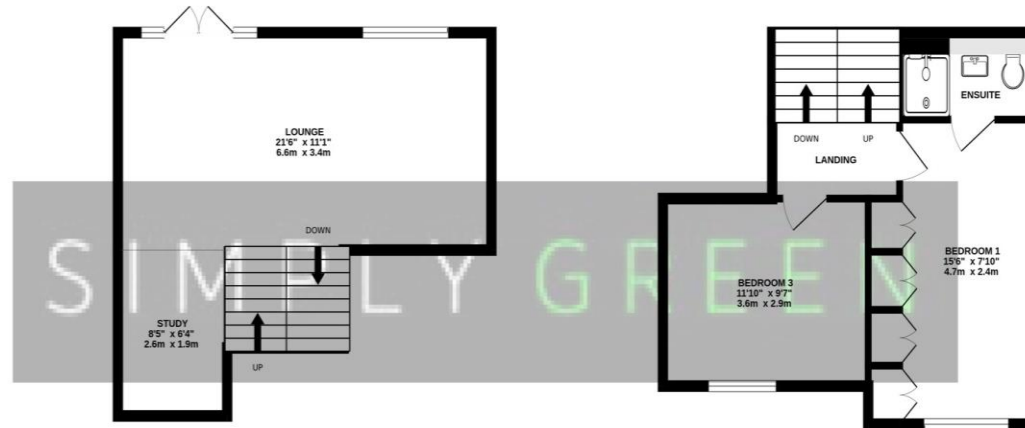


FLOORPLAN

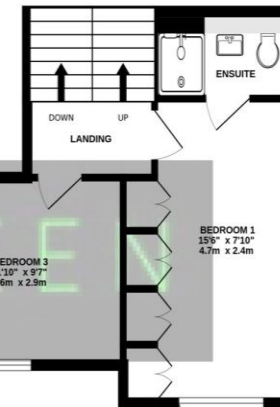
GROUND FLOOR



2ND FLOOR



3RD FLOOR



1ST FLOOR



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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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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