

SIMPLY GREEN

Avery Hill
TQ12 3LA



3 BEDROOM SEMI-DETACHED

- ◆ Close To Local Amenities
- ◆ 3 Bedroom
- ◆ Parking For 2 Cars
- ◆ Cul-De-Sac Location
- ◆ Well Proportioned bedrooms
- ◆ Modernised En-Suite
- ◆ Built-In Wardrobe
- ◆ Far-Reaching Views
- ◆ Great Family Home
- ◆ Sought-After Location

This well presented three-bedroom semi-detached home is situated in the highly sought-after area of Avery Hill, making it an ideal choice for families. The ground floor offers a spacious and well-proportioned lounge and dining area, perfect for both everyday living and entertaining. A separate kitchen provides ample storage and worktop space, while a convenient downstairs WC adds practicality to the layout. Upstairs, the property boasts three generously sized bedrooms, including a modernised principal bedroom complete with a stylish en-suite shower room. Each room is thoughtfully arranged to maximise space and natural light. Externally, the home features a low-maintenance, flat patio garden—ideal for outdoor dining or relaxing. Additional benefits include two dedicated parking spaces located directly in front of the property, providing ease and convenience.



Ground Floor Accommodation

Upon entering the property, you are welcomed by a spacious and inviting entrance hallway. From here, doors lead to the principal living areas of the home, along with a convenient downstairs W/C and a staircase ascending to the first floor.

The lounge is a bright and airy space, ideal for both relaxing evenings and lively family gatherings. A mantle piece serves as a charming focal point. The room also benefits from a built-in understairs storage cupboard.

Double glass doors open into a generously sized dining room, seamlessly connected to the open-plan kitchen. The kitchen is well-appointed, featuring designated spaces for a washing machine, dishwasher, and fridge/freezer, along with a recently installed eye-level oven.

To the rear of the property, a glass conservatory offers a versatile additional living space, perfect for use as a children's playroom, social area, or a tranquil third reception room.

First Floor Accommodation

Ascending to the first floor, you are presented with three generously proportioned bedrooms. The principal bedroom offers ample space and features a built-in wardrobe, along with a contemporary en-suite shower room comprising a walk-in shower, floating wash basin, and W/C. This room also enjoys far-reaching views across the Kingsteignton skyline, adding a scenic and tranquil touch to the space.

The second bedroom is similarly well-sized, making it ideal for growing family members or accommodating guests comfortably. The third bedroom, currently utilised as a home office, remains versatile in function and spacious enough to serve a variety of family needs.

Completing the upper level is the main family bathroom, equipped with a bath and overhead shower, pedestal wash basin, and W/C. A well-placed window allows natural light to fill the room, creating a bright and airy ambiance.



External Features

To the front of the property, there are two allocated parking spaces, complemented by a gently inclined Perron staircase that leads to the front garden. A neatly maintained pathway guides you to the main entrance of the home.

At the rear, you'll find a generously sized patio area, partially laid with decorative stone gravel—ideal for outdoor seating and entertaining. The garden enjoys excellent sunlight throughout the day, creating a delightful sun trap with ample room for garden furniture, potted plants, or additional landscaping.

To the side of the property, there is a spacious area currently accommodating a storage shed. This versatile space extends toward the front of the property, offering convenient access and potential for further use or development.

Agent Notes

The en-suite shower room was newly installed in February 2024, offering a modern and refreshed space. At the same time, a new boiler was fitted and repositioned to the airing cupboard. Additionally, new double-glazed windows have been installed in the principal bedrooms and the en-suite, improving energy efficiency and comfort throughout these key areas of the home.

Location

Situated in the sought-after town of Kingsteignton, the property is close to a variety of local amenities, including schools, shops, restaurants, and public houses. Newton Abbot is just a short drive away, offering an even broader selection of facilities and excellent transport links for commuters.

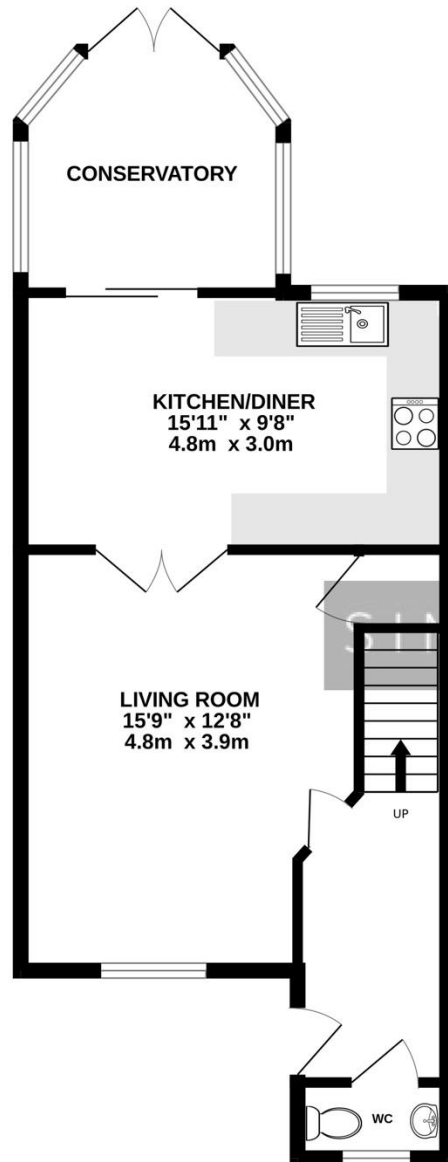
Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

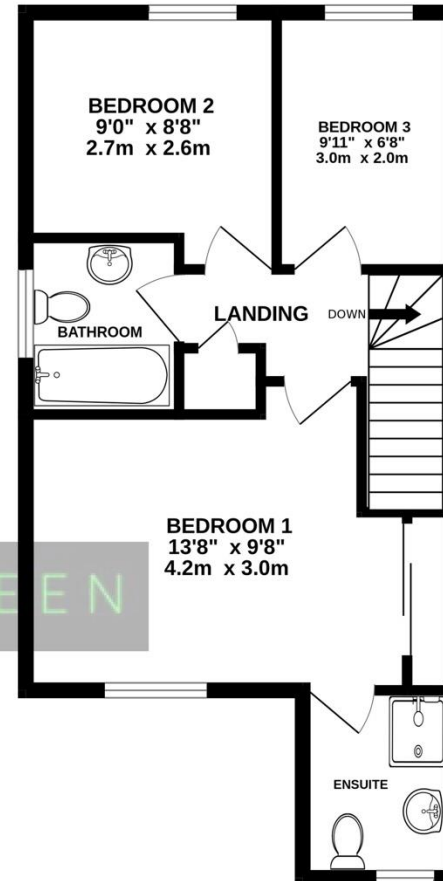


FLOORPLAN

GROUND FLOOR



1ST FLOOR



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

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



**WE WILL ALSO ARRANGE A
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YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
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REMOVALS FROM A
LOCAL COMPANY

EPC: D

COUNCIL TAX BAND: C

TENURE: FREEHOLD

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house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
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