

SIMPLY GREEN

Avery Hill,
Kingsteignton



Accommodation

Offered with no onward chain, this impressive and versatile home boasts generous accommodation across three floors, including annexe potential on the lower ground level. Located in a sought-after area near a local primary school and amenities, Avery Hill enjoys stunning views and a spacious corner plot. Upon entering the property, you are greeted by a welcoming entrance hallway with doors leading to a study/fifth bedroom, a cloakroom, the main lounge, and the kitchen/diner.

A staircase rises to the first floor, while a separate staircase descends to the basement level and the integral double garage.

The generously sized lounge is bright and airy, thanks to large Georgian-style double-glazed windows and French doors that open onto a balcony with panoramic views stretching towards the Moors. A feature coal-effect gas fire with a stone mantle and hearth adds a focal point to the room. Double doors from the lounge open into the dining room, which also has independent access from the kitchen. Georgian-style French doors provide direct access to a paved patio and the rear garden, creating a seamless indoor-outdoor living space.

The spacious kitchen/breakfast room, accessible from both the dining room and entrance hallway, includes a one and a half bowl sink, extensive work surfaces with tiled splashbacks, a range of base and wall units, corner shelving, and an integrated wine rack. There is space for a range-style cooker with a concealed extractor above.

The breakfast area comfortably fits a dining table and features a built-in Welsh dresser and Georgian-style doors leading out to the rear patio. From here, a door leads to the utility room, which houses additional storage units, a sink, and access to the side of the property.

First Floor Accommodation

Upstairs, the landing provides access to the loft, a large airing cupboard, and all four bedrooms.

The spacious master bedroom includes two built-in double wardrobes, a fitted cupboard with shelving, and a Georgian-style window offering far-reaching views. An en-suite shower room includes a shower cubicle, pedestal sink, and low-level WC.

Bedroom two also features a built-in double wardrobe, scenic views, and access to a second en-suite shower room, similarly equipped with a cubicle, pedestal sink, and WC.

Bedrooms three and four overlook the rear garden, with bedroom three benefitting from a built-in wardrobe. Bedroom four is currently used as a hobby room. All upstairs bedrooms include TV aerial points.

The family bathroom is fitted with a panelled bath with shower over, a pedestal wash basin, and a low-level WC.

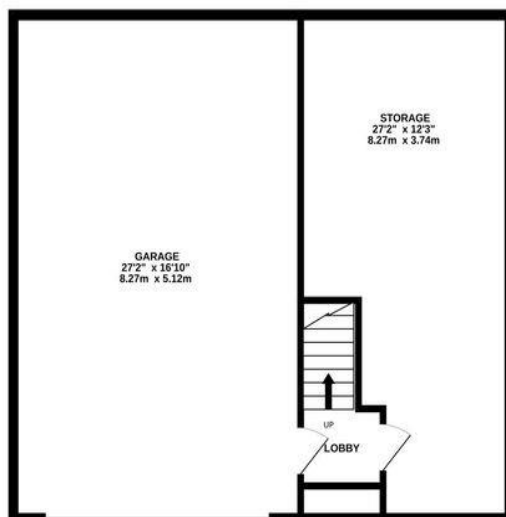
The lower ground level offers excellent flexibility. A hallway includes built-in storage and coat hanging space, with doors leading to both the double garage and a large basement room. This spacious room is ideal for use as a family lounge, games room, or could easily be adapted into a self-contained annexe, benefiting from ample power and lighting.



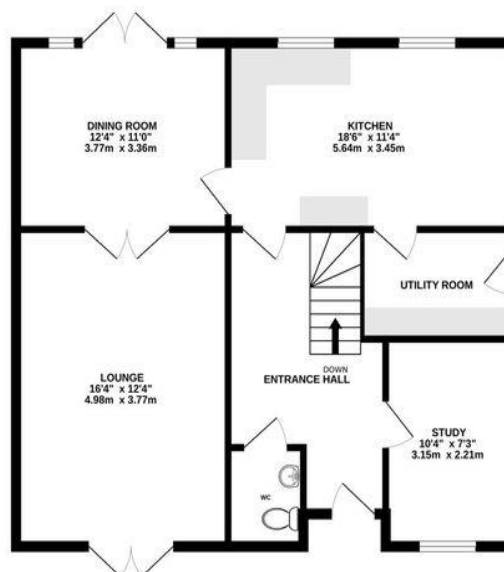




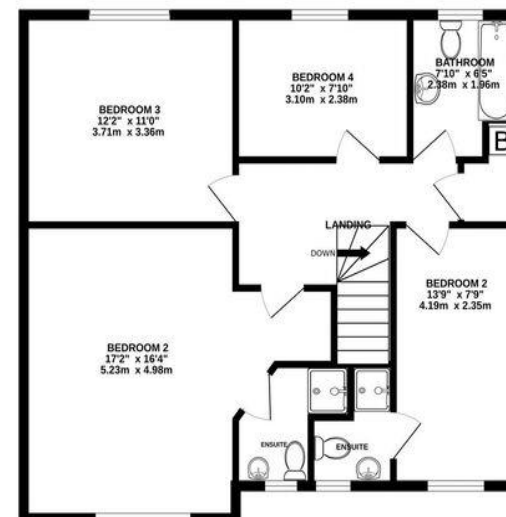
LOWER GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



UPPER GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2333sq.ft. (216.7 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.

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COUNCIL TAX BAND: F

TENURE: FREEHOLD

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.

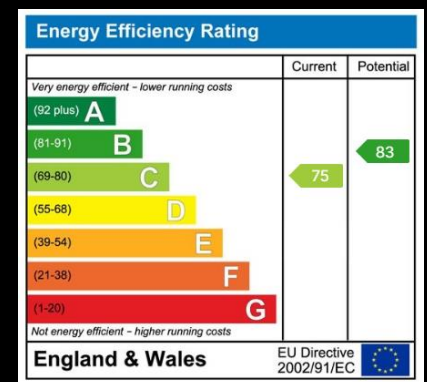


Outside

To the front, a block-paved driveway leads to the double garage and a set of steps up to the main entrance, balcony, and gated access to the garden. A lawned area with rockery planting softens the approach.

The double garage is well-equipped for car or motorcycle enthusiasts, with one manual and one electric up-and-over door, as well as power and lighting for convenience.

The rear garden occupies a generous corner plot and is mainly laid to lawn with paved areas, flower beds, and mature rockeries. There is also a timber shed and greenhouse for gardening enthusiasts.



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