

SIMPLY GREEN

Charlottes Oak,
Kingsteignton



3-Bedroom Semi-Detached Home with Stunning Field Views

Enjoy open countryside vistas and spacious living in this beautifully presented three-bedroom semi-detached house. With modern interiors, versatile reception spaces, and a landscaped garden, this home is ideal for both family life and entertaining.

Ground Floor

A UPVC double-glazed front door opens to the entrance hallway with stairs rising to the first floor.

The generous living room sits to the front of the property and enjoys a large UPVC double-glazed window, allowing plenty of natural light.

The modern kitchen features a stainless steel one-and-a-half bowl sink inset into laminate worktops, part-tiled walls, and a range of stylish matching base and wall units. Integrated appliances include a four-ring stainless steel gas hob with extractor hood and a stainless steel double electric oven. There is space for a fridge/freezer, inset spotlights, and a wooden framed glazed window.

Double wooden and glazed doors lead to the dining/garden room, a bright and inviting space with UPVC double-glazed windows on three sides, wall lights, radiator, and a wall-mounted air conditioning unit. UPVC double-glazed patio doors open directly to the rear garden.

First Floor

A separate landing with inset spotlights and a UPVC double-glazed window leads to three bedrooms.

Bedroom 1: A spacious double room with UPVC double-glazed window overlooking open fields to the rear.

Bedroom 2: Another generous double bedroom to the front of the property.

Bedroom 3: A large single room with countryside views and two sets of fitted mirror-fronted double wardrobes.

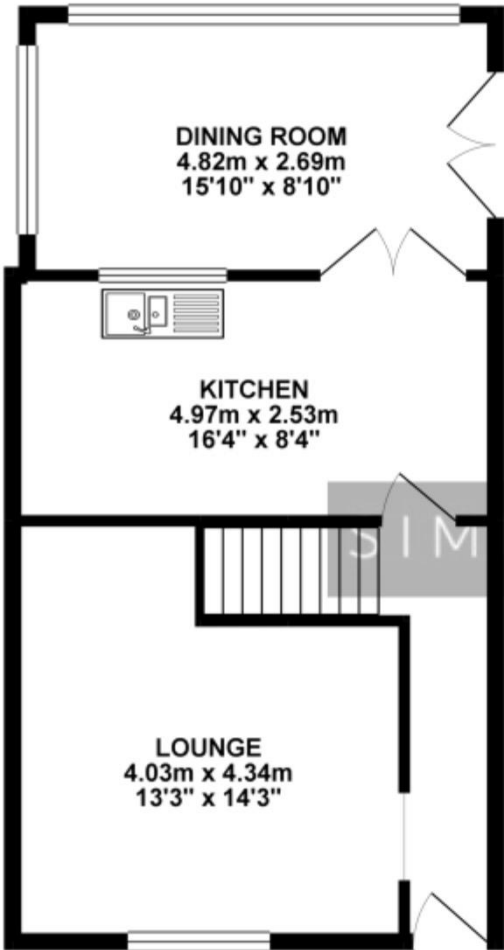
The modern family bathroom comprises a panelled bath with shower over, WC, wash hand basin, wall-mounted heated towel rail, part-tiled walls, and UPVC double-glazed window.



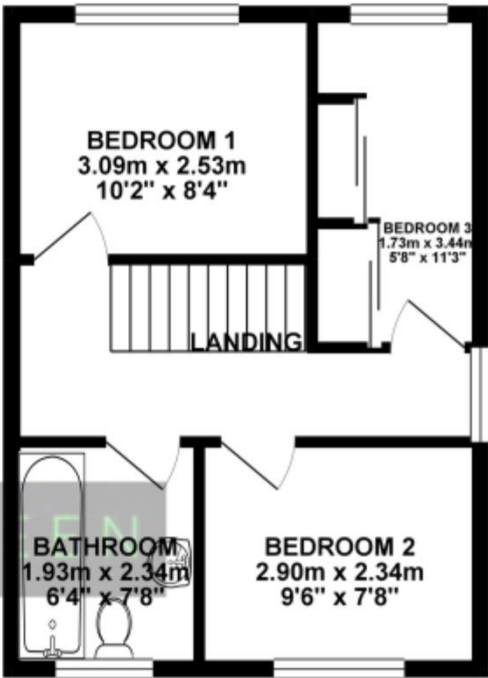


Floorplan

GROUND FLOOR 47.17 sq. m.
(507.76 sq. ft.)



1ST FLOOR 32.58 sq. m.
(350.67 sq. ft.)



TOTAL FLOOR AREA : 79.75 sq. m. (858.43 sq. ft.) 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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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

To the front, a driveway provides off-road parking and leads to the attached single garage, complemented by external lighting.

The rear garden offers wonderful views across neighbouring fields and has been attractively landscaped with an artificial lawn, well-stocked flowerbeds, and featherboard fencing. A large paved patio provides the perfect spot for outdoor entertaining, with rear garage access and a tap for convenience.

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