

SIMPLY GREEN

Woodmere Way, Kingsteignton, Newton Abbot, TQ12 3SW
Newton Abbot

Guide Price
£230,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- 2 Well Proportioned Bedrooms
- Modernised Throughout
- Great Location
- Tranquil Cul-De-Sac
- Allocated Parking
- Great First-Time Buyer Home
- Delightful Garden
- Light & Airy
- Mid-Terrace Property
- Close To Local Amenities

Property Type: Terraced House

Council Tax Band: B

Tenure: Freehold



This charming Two-Bedroom Terraced Home is Ideal for First-Time Buyers. Nestled in a quiet cul-de-sac on the sought-after Woodmere Way, this delightful two-bedroom terraced property presents an excellent opportunity for first-time buyers. The home offers a well-balanced layout, featuring a bright and inviting lounge, a spacious kitchen/diner perfect for everyday living and entertaining, two generously sized bedrooms, and a modern bathroom. Externally, the property benefits from an allocated parking space, adding convenience to its already appealing setting. With its peaceful location and practical layout, this home combines comfort, convenience, and charm in equal measure.





Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious entrance hallway that sets the tone for the well-presented interior. A door leads through to the generously sized living room, which features a large uPVC double-glazed window to the front aspect, allowing for plenty of natural light. The space is enhanced by central heating radiators, a TV point, and a centrally positioned contemporary electric fire, creating a stylish and comfortable focal point. An open archway at the rear of the living room leads seamlessly into the modern, recently refitted kitchen. Overlooking the rear garden via a uPVC double-glazed window, the kitchen offers a well-designed layout with a stainless steel single bowl sink inset into practical laminate worktops, complemented by part-tiled walls. You will also find the boiler located in the kitchen, which was installed three years ago. A range of matching base units, drawers, and wall-mounted cupboards provide ample storage, while there is space for a freestanding cooker and plumbing for a washing machine. The kitchen also features fitted shelving, tile-effect flooring, and a uPVC double-glazed door that opens directly onto the rear garden, making it ideal for indoor-outdoor living.

First Floor Accommodation

The first floor is accessed via a staircase leading to a central landing, which offers access to the insulated loft space and connects to all principal rooms. The principle bedroom, positioned at the front of the property, is a generously sized double room featuring two uPVC double-glazed windows that allow for an abundance of natural light. A recessed area with built-in wardrobe, adding to the room's practicality. The landing also houses a fitted airing cupboard with useful shelving for linen storage. The second bedroom is also a well-proportioned double, enjoying views over the rear garden and adjacent woodland through a uPVC double-glazed window, creating a peaceful and private outlook. Completing the first floor is the modern family bathroom, finished with part-tiled walls and comprising a panelled bath and shower, a vanity unit with integrated wash hand basin and storage cupboards below, a low-level WC, radiator, and an extractor fan.

External Features

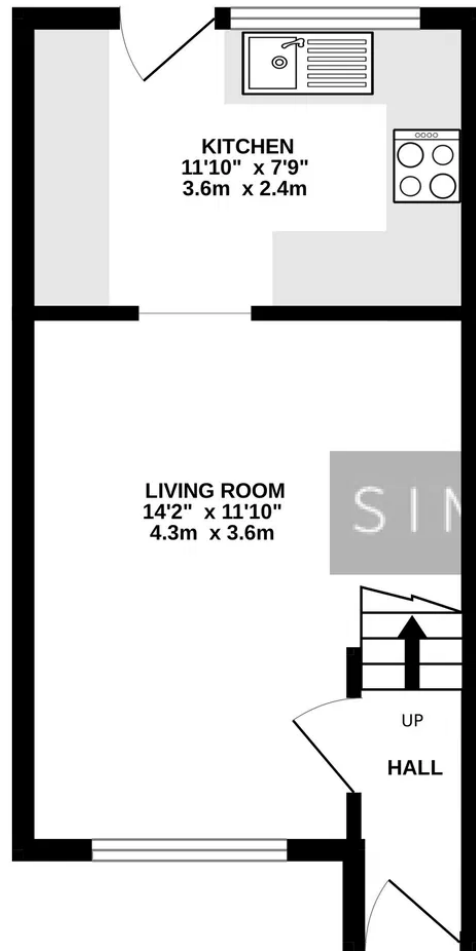
To the front of the property is a well-maintained lawned garden and outhouse, complemented by a paved pathway and stone-chipped flowerbeds that add character and kerb appeal. External lighting enhances both security and ambience. To the side of the property, there is an allocated parking space, along with an additional visitor parking space, offering convenient off-road parking. The rear garden has been thoughtfully landscaped by the current vendors to provide a low-maintenance yet attractive outdoor space. Paved steps lead down to a generous patio area, ideal for al fresco dining or entertaining family and friends. This area features built-in seating and raised flower beds, neatly boarded and planted with a selection of mature shrubs and decorative plants for year-round interest. The garden continues to a second paved patio area, finished with decorative paving and bordered by timber fencing and a rendered wall, ensuring a good degree of privacy. At the far end of the garden, a timber shed provides additional storage, and a rear gate offers access to a service lane. Access to the kitchen is via a set of paved steps, and the area benefits from external lighting, a cold water tap, and a uPVC double-glazed door, making it both practical and welcoming.

Location

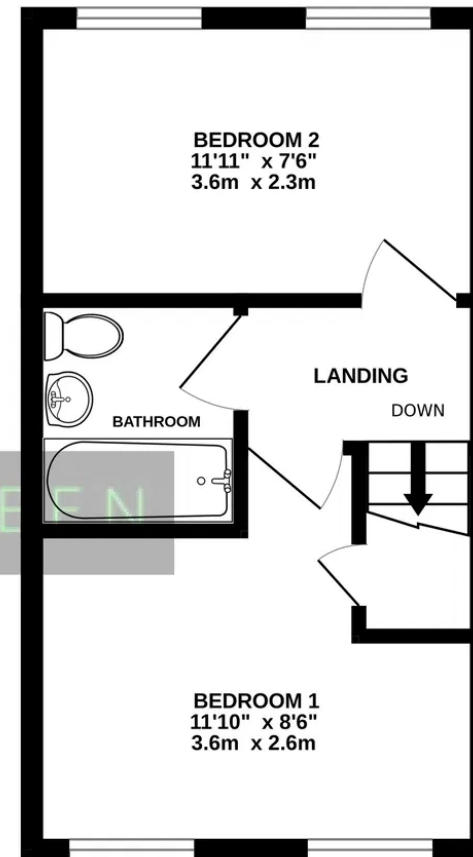
The property is located in a cul-de-sac within Kingsteignton. Kingsteignton is a charming town and civil parish situated in South Devon, within the Teignbridge district. Nestled at the head of the picturesque Teign Estuary and just west of the coastal town of Teignmouth, it offers a blend of scenic surroundings and excellent transport links. The town is conveniently bypassed by the A380 and also served by the A383, A381, B3193, and B3195—making commuting and travel exceptionally straightforward. The area is well-served by a range of local schools, including Rydon Primary School, Teign School, Kingsteignton School, and Saint Michael's Church of England School—making it an appealing location for families.



GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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