



- Semi-detached, family home!
- Three well proportioned bedrooms!
- En-suite, family bathroom & WC!
- Living/diner with French doors!
- Generously sized kitchen!
- Easy maintenance rear garden!
- Driveway for 2 cars!
- Convenient location!
- Gas central heating!
- Double glazing!



Hall

WC

Kitchen

8'0" (max) x 12'1" (2.46m (max) x 3.70m)

Living Room / Diner

15'0" (max) x 14'6" (max) (4.58m (max) x 4.44m (max))

Stairs & Landing

Bedroom 1

8'6" x 11'11" (2.60m x 3.65m)

En-Suite

Bedroom 2

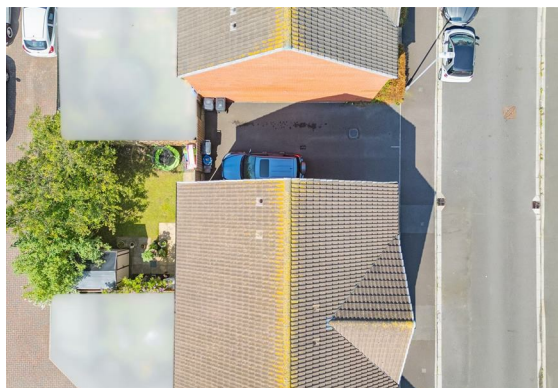
8'6" x 10'2" (2.60m x 3.10m)

Bedroom 3

6'3" x 8'10" (1.93m x 2.71m)

Family Bathroom

6'2" (max) x 8'7" (max) (1.90m (max) x 2.63m (max))





Presenting this three bedroom, semi-detached, modern family home!

Briefly, the ground floor of the property comprises an entrance hall with storage cupboard and WC, toilet & basin. A generously sized kitchen with ample unit & worktop space, breakfast bar, some integrated appliances and space for others. A living room/diner across the rear of the property, with French doors leading out onto the rear garden, giving a great entertaining space.

The first floor hosts a landing with storage cupboard. The master bedroom, a good sized double bedroom, benefits from built in storage and an en-suite comprising a toilet, basin and shower. The second bedroom is a well proportioned double overlooking the front. The third bedroom is an ideal single bedroom overlooking the rear garden. The family bathroom hosts a toilet, basin and bath with shower over.

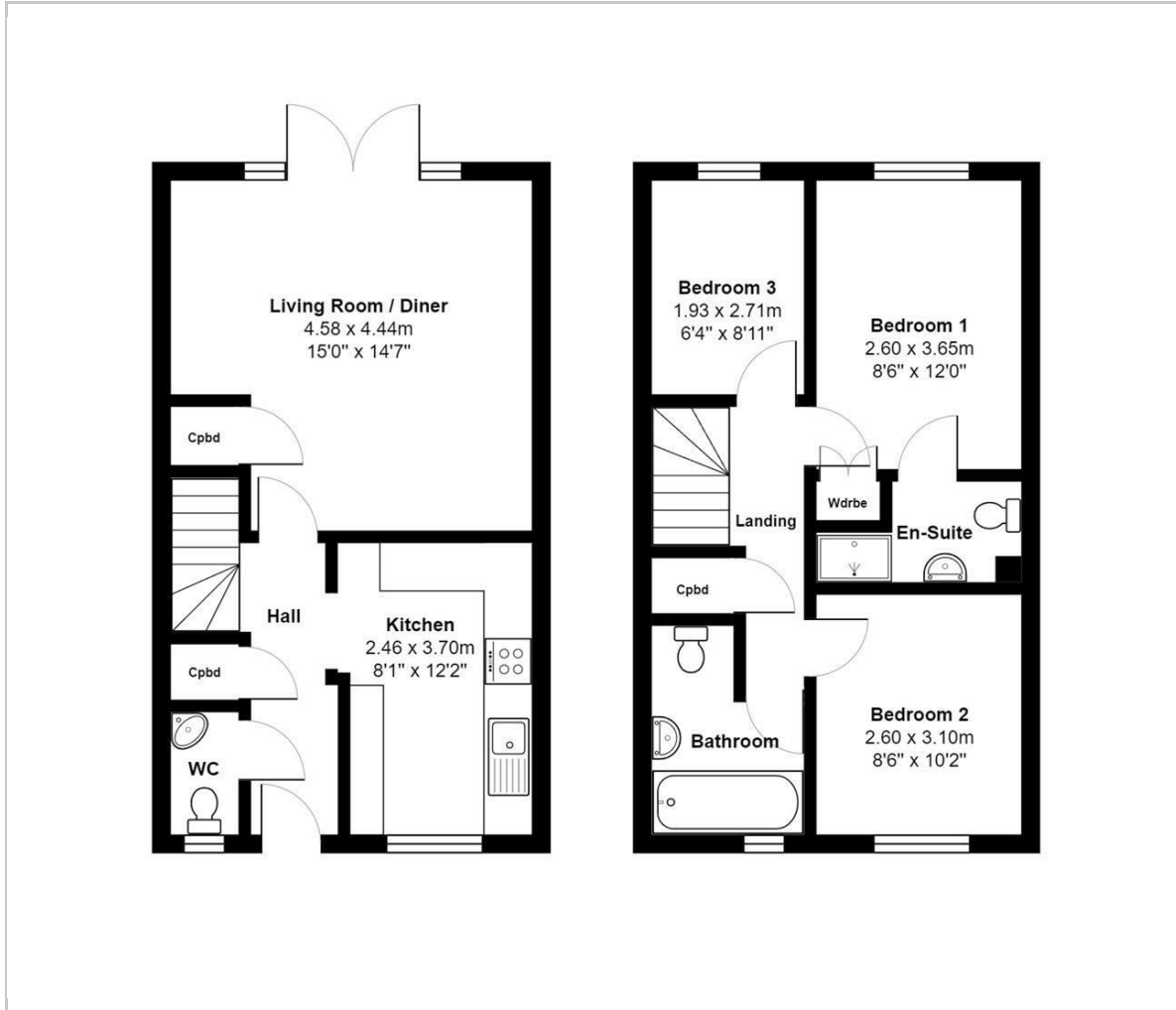
The front offers a sloped path to the front door. The enclosed rear garden offers easy maintenance patio and lawn, benefitting from side access and a shed for storage. A driveway runs down the side of the property giving off road parking for two cars.

The property benefits from gas central heating and double glazed windows throughout.

Royal Drive, in the heart of "Kings Down", is situated near a local convenience store, primary school, and park. A second school, college and much more is within easy walking distance also. The M5 is only a very short drive from the property, which links to Exeter, Bristol & beyond.

Tenure: Freehold
EPC: C
Council tax band: C

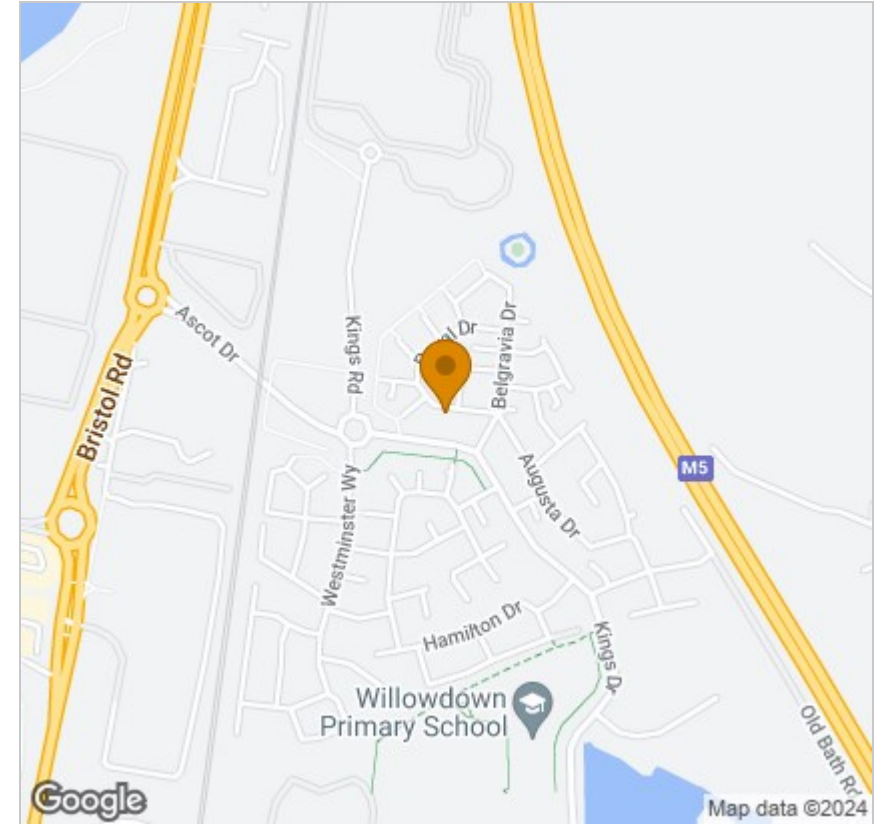
Floor Plan



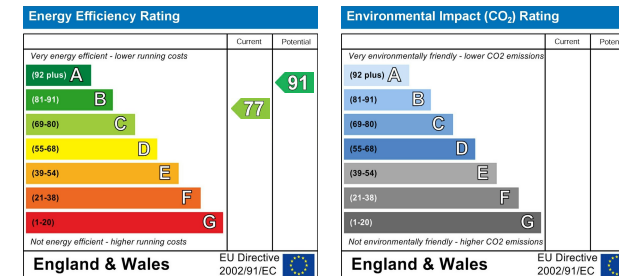
Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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