



## Extended Semi-Detached FAMILY HOME

CHECK OUT this lovely spacious Family Home! Located just by Rydon Primary School & Kingsteignton Community School. Semi Detached & extended, this home offers a Living Room, Kitchen, Conservatory, Utility Cloakroom, converted Garage, 3 Double Bedrooms, Bathroom, Garden & Parking. Lots of light & views!

58 Avery Hill | Kingsteignton | TQ12 3LA





PROPERTY TYPE

Semi Detached Home



SIZE

1,332 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

75C



COUNCIL TAX BAND

B



### in a nutshell...

- By Rydons Primary School
- 3 Double Bedrooms
- Living Room, Kitchen + Conservatory
- Converted Garage + Utility + Cloakroom
- Loft area / snug
- Rear Patio Garden
- Off Road Parking
- Popular Area for Schools
- IDEAL HOME OFFICE SPACE







## the details...

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Located just a short walk from Rydon Primary School, this modern Home has been very well looked after & offers a spacious home. The Hallway leads through to the main Living Room that overlooks the front Parking area. Here you walk on through to a modern Kitchen Breakfast Room, plenty of cupboards, work surfaces & a window that overlooks a Conservatory. The Conservatory is valuable added space for this home, leading out to the rear Patio Garden, space for a dining table, lots of light & from here you walk through to the Utility Room. From the Utility Room you walk though, past a Ground Floor Cloakroom, with toilet & sink then on through to the partially converted Garage.

This extra space in the Garage would be ideal for a home office, studio, salon or any other home-based work. Secured with a roller shutter door & PVCu Patio door leading directly out to the Parking area.

Upstairs the property, due to the extension, benefits from 3 Double Bedrooms, two overlooking the front & one overlooking the rear. There is also a spacious family Bathroom with a walk-in shower, bath, sink & w.c. Hidden at the end of the landing is a door with a 'paddle staircase' that sneaks upwards to a partially converted loft space – ideal for a snug & with far reaching views over Newton Abbott – ideal for Fireworks!

The rear Patio Garden has different levels, all enclosed, with seating space for the evening sun & barbecue area, all low maintenance.

This is a lovely home, located just a short drive from Newton Abbot with A380 to Torbay, Plymouth & Exeter. Local bus routes & train station in Newton Abbott.

Well worth a look!

Tenure: Freehold  
Council Tax Band B



## what the owner loves most...

The Snug in the loft makes a great space for watching the firework at the racecourse. Plus, our extension really opens up the house & provides 3 good size Bedrooms & the Garage space opens up opportunities.



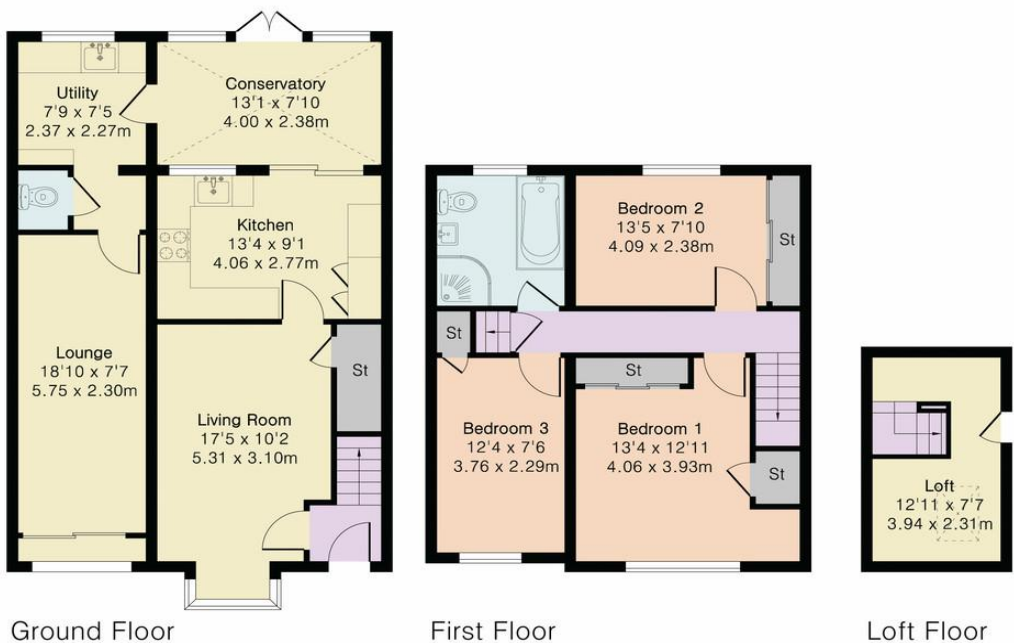
the floorplan...

Approximate Gross Internal Area 1332 sq ft - 123 sq m

Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 519 sq ft – 48 sq m

Loft Floor Area 98 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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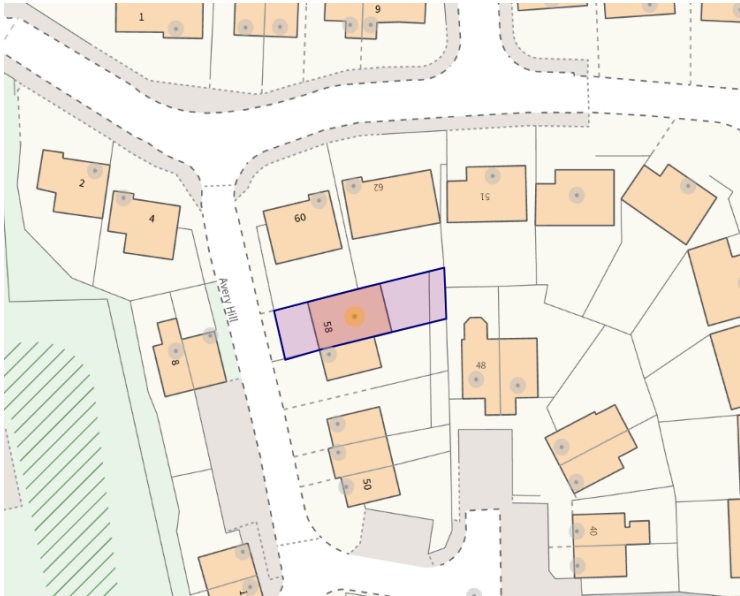






the location...

Please check Google maps for exact distances and travel times.  
Property postcode: TQ12 3LA







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