



- Detached Dormer Bungalow
- Central Level Location
- Spacious Kitchen Diner
- Good Sized Lounge
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Two First Floor Double Bedrooms
- En-Suite Shower Room
- Good Sized Rear Garden
- Garage And Driveway Parking

Our View "A lovely property with four double bedrooms and a large level garden"

A well presented detached dormer bungalow which has been extended to make a good size family home. The property is conveniently situated on the level within walking distance of local shops, schools, Kingsteignton Retail Park and being on a bus route. A380 is within easy reach giving access to the Exeter and Torbay with the Seaside town of Teignmouth being a short drive away.



The accommodation comprises of an entrance porch, entrance hall, kitchen dining room, lounge, ground floor shower room, two ground floor bedrooms and two bedrooms on the first floor with the with one having an en-suite shower room.

Outside, there is driveway parking for three vehicles, a larger than average single garage and a delightful rear garden.

On approaching the property there is a paved driveway which in turn provides access to the garage and the front door.

The UPVC front door takes you into the entrance porch with a door leading into the entrance hall, where there are stairs raising to the first floor, an under stairs storage cupboard, wooden flooring, two radiators and an integral door into the garage.

The spacious kitchen dining room area has an extensive range of wooden wall and base level kitchen units, two glazed display cupboards, drawers, granite working surfaces, space and plumbing for a washing machine and space for an American style fridge freezer. There is a Stoves range cooker with a five ring gas hob and a Stoves extractor hood above. The central island has matching cupboards below, an integrated dishwasher and a granite working surface incorporating a one and half bowl stainless steel sink unit. There is a window to the front aspect, wooden flooring and a radiator.

The dining area has plenty of space for a dining suite, a window to the front aspect, radiator, wooden flooring and a door giving access to the side of the property and the garden. A wall mounted gas fired boiler runs the central heating and hot water systems.

The well proportioned, spacious lounge has a radiator and sliding patio doors leading out to the garden.



The ground floor shower room has a double walk-in shower cubicle with tiled walls, a chrome shower unit with large shower head, a wash hand basin set in vanity unit with cupboards below and a mirror above. There is a matching unit to the side with cupboards and glass shelving, a low flush WC, obscure double-glazed window, heated towel rail and a fitted mirror.

The two ground floor bedrooms are both doubles and have radiators and windows overlooking the rear garden.

The first floor landing has a window to the side aspect and doors to the bedrooms.

The en-suite bedroom is a very good size and has a window, a radiator and two built in cupboards providing eaves storage.

The en-suite shower room has a fully tiled shower cubicle with a chrome shower unit, a pedestal wash hand basin, a low flush WC, heated towel rail and an obscure double glazed window.

Bedroom two also a very good size has a window, a radiator and two built in cupboards providing eaves storage.

The good size low maintenance garden has a paved patio ideal for alfresco dining. A level lawn and an area laid to stone chippings. There are flowerbed borders outside water tap and mature trees. The garden is enclosed by timber fencing with a side gate giving access to the front.

The garage has an electric roller door, power and light and a loft hatch providing access to eaves storage.

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,264.31

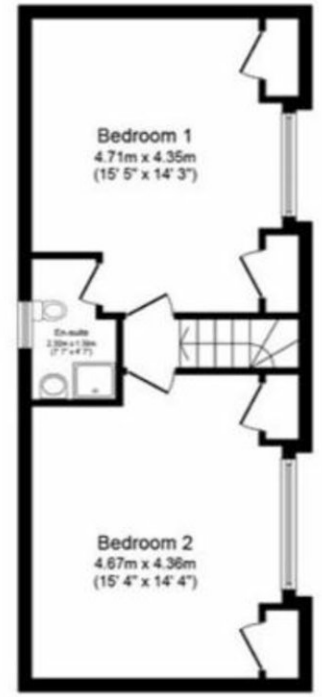


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



First Floor

Total floor area 181.9 sq.m. (1,958 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Homers Lane, Kingsteignton, Newton Abbot, Devon

Ref: WNA-97823784

Tenure: Freehold

01626 364900

£525,000

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