



- A Spacious Detached Family Home
- Four Bedrooms (Two with En-suite)
- Office/Bedroom Five
- Spacious Lounge and Separate dining room
- Large Kitchen Diner
- Utility Room and Ground Floor Cloakroom
- Double Garage and Driveway Parking
- Lower Ground Floor Storage Room/Additional Accommodation
- Enclosed Corner Plot Gardens
- Far Reaching Panoramic Views

Our View "A superb house with stunning views of the Moors situated in a highly sought after Cul-de-sac."

Avery Hill is a well-presented and spacious detached family home, located in a select cul-de-sac development in Kingsteignton. This property boasts four good size bedrooms, two of which have en-suite shower rooms, and an additional office/fifth bedroom. There is a further basement room/additional accommodation, a double garage and ample driveway parking.



On entering the property the ground floor features a welcoming entrance hallway with doors to the office/bedroom five, the cloakroom, the lounge and the kitchen diner. A staircase rises to the first floor landing and a further stair case takes you down to the basement room and the double garage.

The spacious lounge is flooded with natural light and has double glazed Georgian windows and doors leading out to a balcony that offers far reaching views over the surrounding area towards the Moors. The lounge also includes a feature coal effect gas fire with a stone over mantle, surround, and hearth.

The dining room, accessed through double doors from the lounge or via a door in the kitchen. There are also Georgian double glazed doors opening out to a paved patio and the rear garden.

The large kitchen/breakfast room is accessible from both the dining room and the hallway which has a one and a half bowl sink unit, an extensive range of working surfaces with tiled splash backs, ample cupboards and drawers with matching wall cabinets over and corner shelving also incorporating a wine rack. There is space for a range cooker with a concealed extractor hood over.

The dining area has ample space for a table and chairs, a built in Welsh dresser unit and Georgian doors out to the rear patio and garden. A door takes you into the utility room, which has additional cupboards, a sink unit, and a door leading out to the side.

The first floor landing has access to the loft space a large built in airing cupboard and doors to:

The large master bedroom has two double built-in wardrobes, a built in cupboard with fitted shelving and a Georgian double glazed window with panoramic views towards the Moors. A door takes you into the en-suite shower room which has a built in shower cubicle, a low flush WC, and a pedestal wash hand basin.

Bedroom two has a double built in wardrobe, far reaching views and a door into the en-suite shower room which again has a built in shower cubicle, a pedestal wash hand basin and a low flush WC.

Bedroom three and four over look the rear garden with bedroom three having a built-in double wardrobe and bedroom four currently been used as a hobbies room. All the bedrooms upstairs have TV Aerial points.

The family bathroom includes a panelled bath with shower attachment over, a low flush WC, and a pedestal wash hand basin.

The lower ground floor has a built in cupboard, cloaks hanging space, a door into the double garage and a door into the large basement room that is perfect for a family room, a second lounge or a possible annexe. There are ample power points and lighting and a further door into the double garage.

Outside to the front: A block paved driveway takes you to the double garage and steps take you up to the front door, the balcony and the side gate into the garden. To the side of the steps there is a lawn interspersed with a rockery.

The double garage is perfect for car or bike enthusiasts it also allows for plenty of storage. There is one up and over door and one electric door as well as power and light.

The corner plot rear garden is mainly laid to lawn and paving bordered by flower beds and rockery's. There is a timber built garden shed and a green house.

Located in a desirable area close to the local primary school and amenities, Avery Hill offers spacious and versatile family accommodation with stunning views.

Council Tax Band F for the period 01/04/2024 to 31/03/25 financial year is £3,270.67

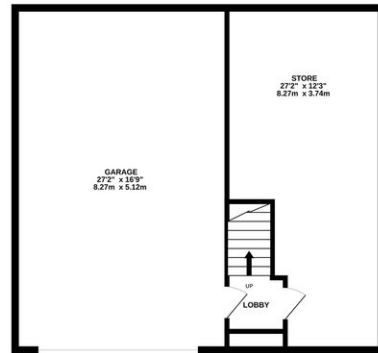


Energy Efficiency Rating

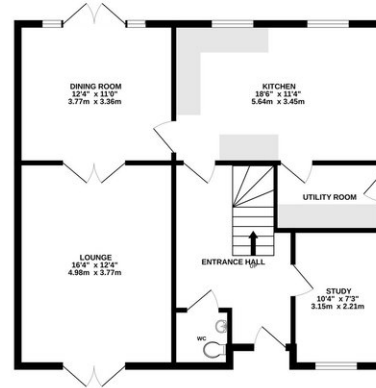
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



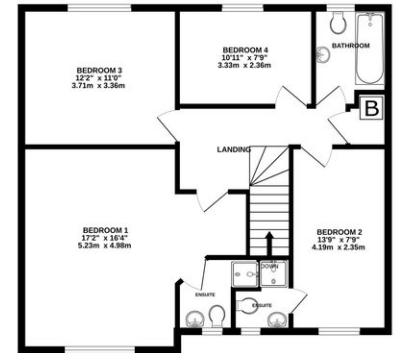
LOWER GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



UPPER GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 2333 sq.ft. (216.7 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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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Ref: WNA-55565310

Tenure: Freehold

01626 364900

Avery Hill, Kingsteignton

Asking Price £625,000

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