



- Modern Detached House
- Two/Three Bedrooms
- Main Bedroom En Suite
- Large Lounge
- Dining Room/Bedroom Three
- Good Size Kitchen with Appliances
- Gardens to Front and Rear
- Driveway Parking
- Close to Amenities
- Gas Central Heating & Double Glazing

Our View "A well presented detached house in a central location"

This modern detached house, located in Kingsteignton, is beautifully presented throughout and offers two/three bedrooms, with the main bedroom benefitting from an En-suite. There is a ground floor cloakroom, gardens to the front and rear and driveway parking for two cars.



A modern and beautifully presented detached house in Kingsteignton, this property offers two/three bedrooms, with the main bedroom benefitting from an en suite shower room.

The large welcoming entrance hallway has a staircase rising to the first floor landing, an under stairs storage cupboard and doors to the lounge, kitchen, dining room and ground floor cloakroom.

The house features a large lounge with triple aspect windows and French doors leading out to the front garden.

The good size kitchen/breakfast room is well-equipped with ample base and wall units, under lighting, tiled splash backs, a one and a half bowl "Franke" sink unit with a double glazed window above, a door out to the rear garden and a tall cupboard. Built-in appliances include a four ring gas hob with an electric oven under and a modern chimney extractor hood with light over. There is an integrated dishwasher and an integrated freezer as well as space for a tall fridge freezer and plumbing and space for a washing machine. A wall mounted gas fired boiler runs the central heating and hot water systems.

The dining room which could alternatively be used as a third double bedroom has a double glazed window to the front aspect.

Upstairs, there is a spacious landing with a built in storage cupboards and access to the loft space.

The main bedroom is light and airy and has its own recently re-fitted En-suite shower room comprising of a double shower cubicle with hand held hair washing attachment and a sunflower shower head, a low flush WC, a vanity sink unit with drawers under and fully tiled walls.



Bedroom two is also a generous size with a dormer window to the front aspect.

The family bathroom, which has also been recently re-fitted is a very generous size and features a white suite comprising of a panelled bath, a low flush WC, and a vanity sink unit with drawers under.

Outside, the property boasts from front and rear gardens, with the front garden having an attractive flag stone patio and a lawn bordered with a flower bed. The patio extends to the side of the property and the rear garden which makes it ideal for the display of garden tubs and Al Fresco dining.

A driveway in front of the house provides off-road parking for two cars.

This house is conveniently located near to the local schools and all amenities.

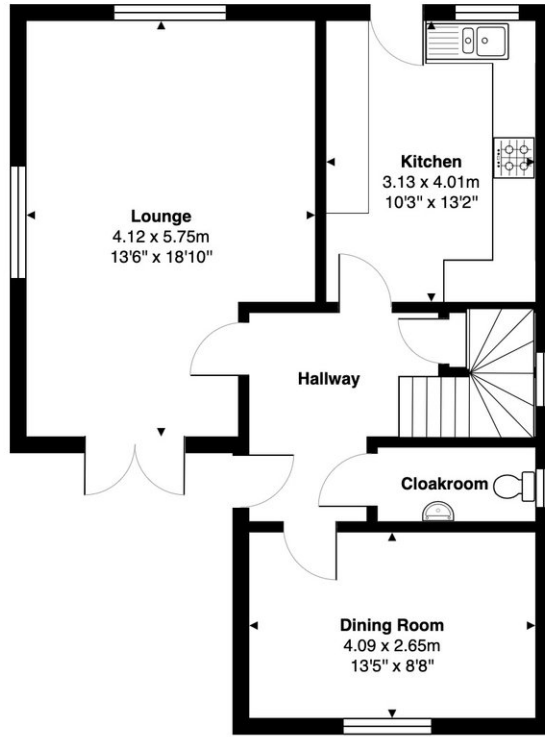
Internal viewing is highly recommended to fully appreciate this spacious and well presented family home which has been totally refurbished by the current owners and is presented like a show house throughout.

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

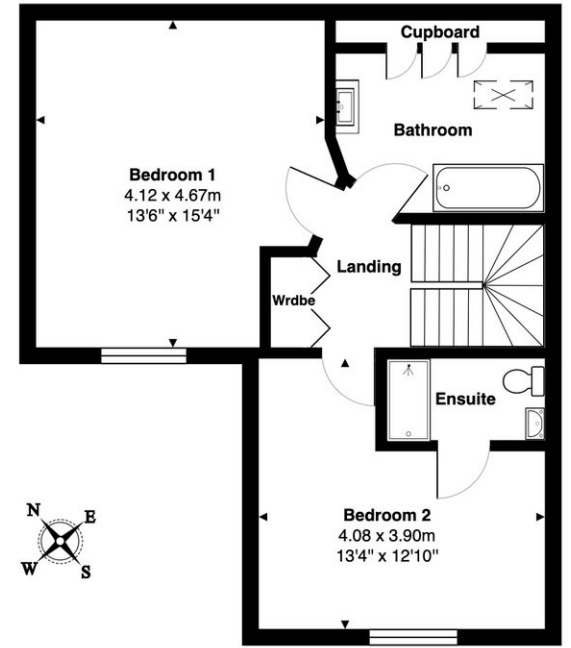


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor
Approx. Area: 59.5 m² ... 641 ft²



First Floor
Approx. Area: 50.3 m² ... 542 ft²



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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-13585886

Tenure: Freehold

01626 364900

Asking Price £330,000

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