



- Detached House
- Kitchen/Dining/Family Room
- Large Lounge
- Separate Utility Room
- Downstairs Cloak Room
- Three Double Bedrooms
- All with En-suite
- Walk-in Wardrobe
- Garden Room
- One of the largest plots on this estate

*Our View “ Viewing highly recommended in order to fully appreciate this spacious house and its generous plot. ”*

The Leamington Lifestyle looks like a traditional detached home, with its hipped roofline, bay windows and pillared entrance, but inside, it's deceptively spacious and very contemporary.

Situated in the sought-after area of Kingsteignton, this stunning detached house offers a perfect blend of traditional design and modern convenience.

Step inside to discover a spacious interior designed for contemporary family living. The ground floor features a large kitchen/dining/family room stretching across the back of the house, offering ample space for quality family time. Double doors open onto the garden, seamlessly blending indoor and outdoor living.

The kitchen has high quality "Silestone" worktops with upstands, a four ring gas hob with "Silestone" splash back and extractor hood over, a double multi function oven, incorporating a microwave, a fridge and freezer, a tall cupboard and soft close pan drawers.

A separate utility room with exterior access to the garden adds to the convenience of everyday living. A large downstairs cloakroom is also provided for added practicality.

For those moments when you need some peace and quiet, the generous lounge provides the perfect retreat with an attractive bay window to the front aspect adding to the appeal.

Upstairs, the property boasts three double bedrooms, each with its own en-suite bathroom.

The main bedroom is particularly impressive, featuring a walk-in wardrobe and a luxurious en-suite with both a bath and a double shower cubicle. The attention to detail and high-quality finishes throughout the home are sure to impress even the most discerning buyer.

The property also includes a large garden room, which has power and light, perfect for relaxing and enjoying the outdoors in comfort.

Situated on one of the largest plots on The Redrow Site, this home offers plenty of outdoor space for children to play and adults to entertain as well as ample parking which extends to the side of the house to provide additional parking should one wish. The garage also has power and light and an additional storage area to the side which is accessed via a timber gate.

Innovative in its design and spacious in its layout, the Leamington Lifestyle is a home that truly understands the needs of modern family living. Don't miss the opportunity to make this exceptional property your own and enjoy the best of both traditional and contemporary living. Contact us today to arrange a viewing.

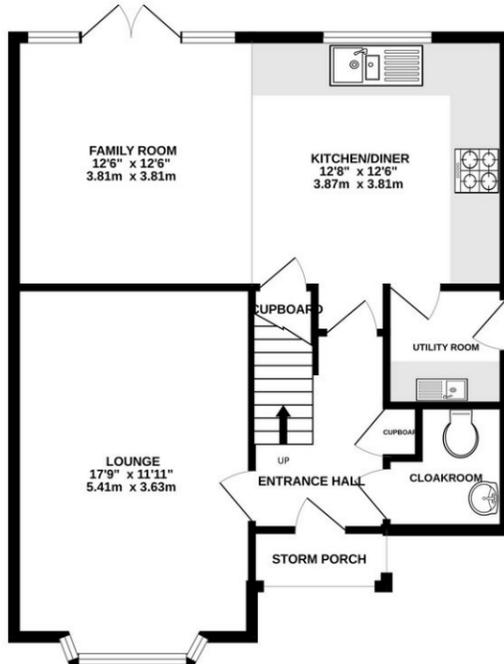
Council Tax Band E for the period 01/04/2024 to 31/03/25 financial year is £2,908.34



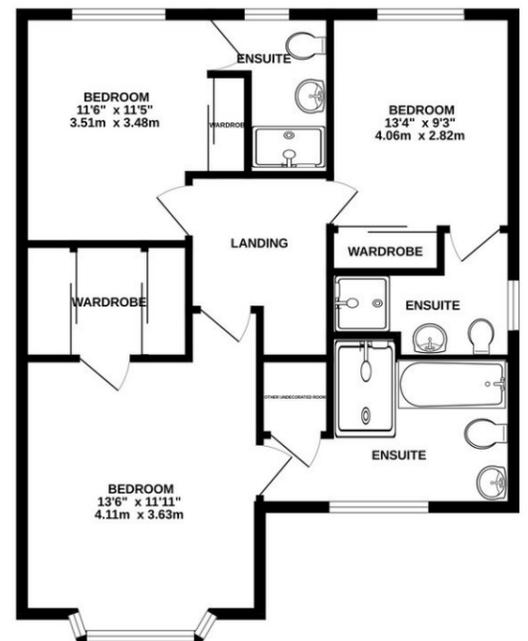
# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 sq.m.) approx.

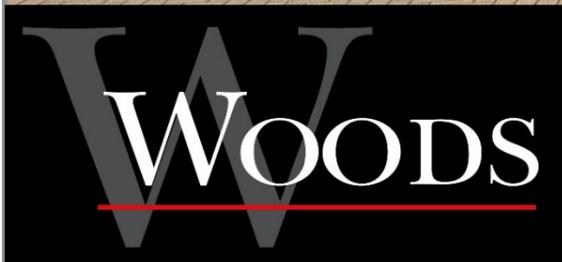
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024



As part of our service, we may recommend additional services (conveyancing, surveying etc) to you which we believe may help with your property transaction. Please be aware that if you decide to proceed, we may receive a referral fee. We will not refer your details unless you have provided your consent and you are not under any obligation to use any of these services. Full details of these services and referral fees our published on our website.

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.

© Unauthorised reproduction of photos and plans is prohibited.



Ref: WNA-77974138

Tenure: Freehold

01626 364900

Robin Way, Kingsteignton

Asking Price £485,000

woodshomes.co.uk