



- 🏠 Three bedroom semi detached house
- 🏠 Lounge
- 🏠 Modern kitchen/breakfast room
- 🏠 Conservatory/Dining Room
- 🏠 Three bedrooms
- 🏠 Family bathroom
- 🏠 Enclosed rear garden
- 🏠 Ample off road parking
- 🏠 Single Garage/garden room
- 🏠 EPC Rating C
- 🏠 Chain Free



A corner plot semi detached house with lounge, large kitchen breakfast room, conservatory extension, down stairs cloakroom, three bedrooms and a family bathroom. The property is not only ideally situated to access all the amenities Kingsteignton has to offer including being within walking distance of the local schools and supermarket, it also has parking for at least three cars.

The front door gives access into the entrance hallway with wooden flooring which in turn takes you to the good size lounge with a bay window to the front aspect of the property and an under stairs storage cupboard. The wooden floor continues throughout the lounge and into the kitchen/breakfast room. The modern kitchen/breakfast room again is a good size and is fitted with a range of light coloured base and eye level cupboards and drawers with roll edge with work surfaces. There is an integrated single oven, four ring gas hob and inset stainless steel single drainer sink unit with and mixer tap above. There is space and plumbing for an automatic washing machine and a further space for a free standing tall fridge/freezer.

A double glazed door with double glazed side panels opens into the large brick built and double glazed conservatory extension which has a tiled roof with "Velux" windows, double glazed windows and French doors out to the rear patio/garden and the rear courtesy door of the garage. The downstairs cloakroom is fitted with a coloured suite comprising of low level WC with concealed cistern and wall mounted corner wash hand basin.

The first floor landing has a large loft access, a feature window and doors to the three bedrooms, family bathroom and the airing cupboard. The good sized master bedroom is fitted with built in wardrobes both with hanging rail and fitted shelving.



Bedroom two is also a double and bedroom three is a fair sized single for a modern property. The family bathroom is fitted with a white suite comprising of bath with mains "sunflower" shower head over, low level WC and pedestal wash hand basin. There is a wall mounted mirror fronted medicine cabinet and a UPVC Georgian style window with obscure glass.

Outside: The garage has been divided into an area of storage at the front and serves as a garden room to the rear with a courtesy door into the garden. This room has a water supply, power and light and has previously been used as a hair dressing salon retaining the original up and over door it could be converted back to a garage if required. In front of the garage door is a Tarmac driveway where there is also a timber side gate into the garden in addition to this at the front of the house there is a block Pavior driveway offering further off road parking for two cars.

The rear patio garden is fully enclosed with a brick wall and is not only ideal for entertaining but a perfect play area for children with bikes or scooters whilst the adults can still enjoy the garden and the brick built barbecue without the work. There are raised flower beds planted with a variety of shrubs and small trees.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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