

28 Paddons Coombe, Kingsteignton

£260,000 Freehold

Detached House • Lounge • Dining Room • Kitchen • Three Bedrooms • Bathroom • Off-Road Parking • Decked Garden

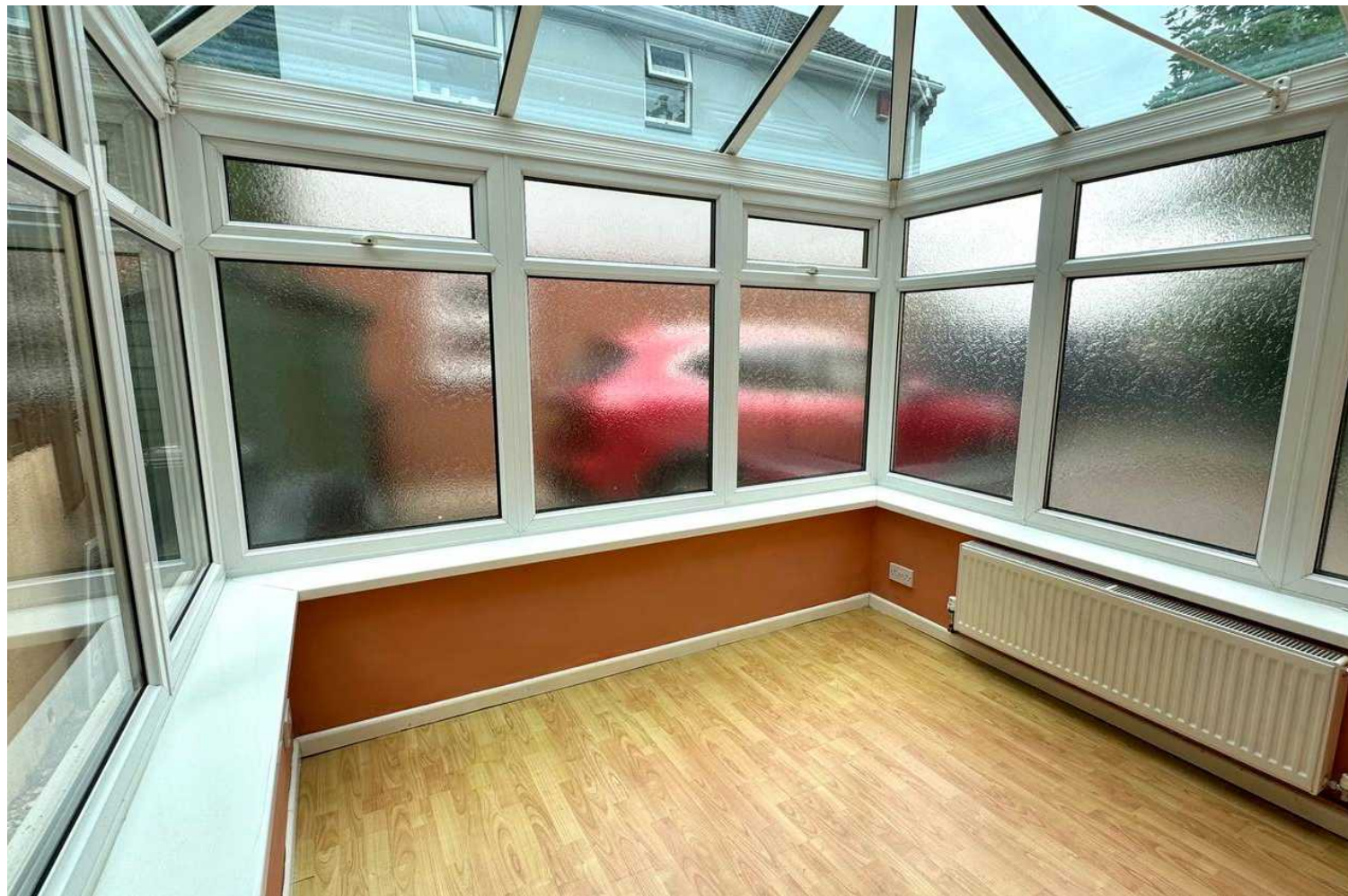
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Nestled in the heart of a quiet neighbourhood, this enchanting 3-bedroom detached house awaits its new owners. This property, offered with no onward chain, presents an ideal opportunity for first-time buyers seeking a cosy home to call their own or investor looking to expand their portfolio.

As you step inside, you are greeted by a spacious lounge perfect for unwinding after a long day, a charming dining room for those meals around the table, and a well-equipped kitchen that beckons the inner chef in you. The conservatory bathes the living space in natural light, creating a serene ambience that is perfect for relaxation or indulging in a good book.

Upstairs, three bedrooms offer comfort and tranquillity, while the bathroom provides a sanctuary for self-care. With off-road parking for convenience and a decked garden for al fresco dining or enjoying the sun, this property effortlessly combines comfort and practicality for a delightful living experience.

This property is not just a place to live but a haven of comfort, style, and potential. Discover the perfect harmony in this delightful abode that promises a serene retreat for its fortunate new owners.

MEASUREMENTS

Living Room - 14'1" x 14'4" (4.29m x 4.36m)

Dining Room - 7'11" x 9'9" (2.40m x 2.98m)

Kitchen - 5'11" x 9'10" (1.81m x 2.99m)

Conservatory - 8'7" x 9'10" (2.61m x 3.00m)

Bedroom - 10'11" x 10'2" (3.34m x 3.10m)

Bedroom - 7'5" x 9'10" (2.26m x 3.00m)

Bedroom - 6'5" x 8'8" (1.97m x 2.65m)

Bathroom - 7'11" x 4'11" (2.42m x 1.51m)

USEFUL INFORMATION

Mains gas, electric and water connected.

Council tax C - £2,115pa

Broadband speed up to 1000Mb Ultrafast

Broadband (According to Ofcom)

Approx. rental value £875 to £925pcm

AGENTS INSIGHT

This three bedroom semi-detached house is located in the Rydon area and is ideally located for the link roads to both Exeter and Plymouth. It is a family-friendly area and within the catchment area for both Primary and Secondary Schools. This is a great first time buyers home or a buy to let for investors. Approximate rental value £875 to £925 pcm

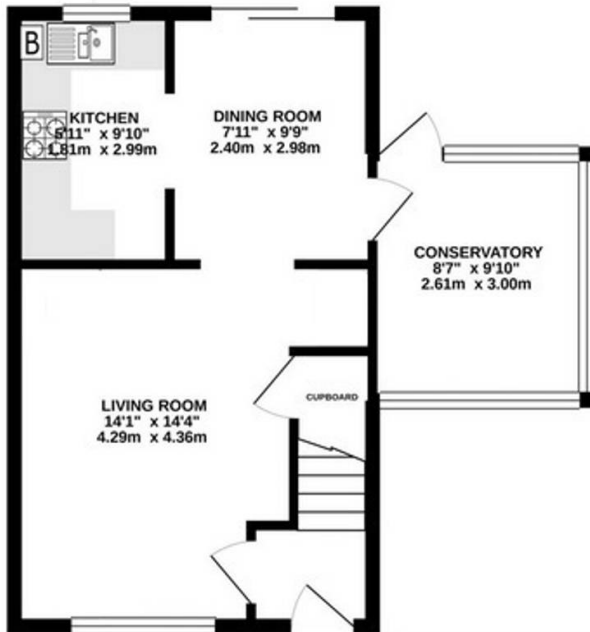


- Detached House
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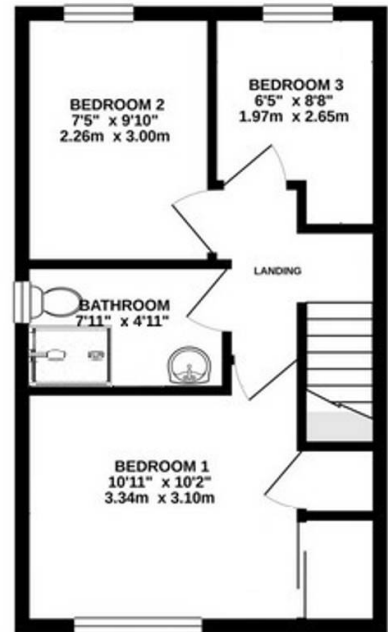




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		66	80

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