

28 Paddons Coombe, Kingsteignton

£245,000 Freehold

No Onward Chain • Detached House • Three Comfortable Bedrooms • Off-Road Parking • Decked Patio Area • Great Location • Spacious Lounge and Separate Dining Room • Light-Filled Conservatory • Close To Schools, Shops and Bus Routes • Well Appointed Kitchen

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Charming 3-Bedroom Detached House in Kingsteignton – No Onward Chain

Tucked away in a quiet and established neighbourhood in the highly desirable area of **Kingsteignton**, this inviting **three-bedroom detached home** is bursting with character and potential. Offered with **no onward chain**, it's the ideal choice for **first-time buyers** looking for a welcoming place to call home or **investors** seeking a smart addition to their portfolio.

With a warm, homely feel throughout, this property offers a thoughtfully arranged layout that suits both modern family life and relaxed everyday living.

As you step inside, you're welcomed by a generous **lounge**, a perfect space to unwind at the end of the day or spend quality time with loved ones. Light, spacious and neutrally decorated, this room instantly feels like home.

Moving through to the **dining room**, you'll find a versatile space for mealtimes, entertaining guests, or even working from home. From here, there is **direct access to the conservatory, the kitchen, and the rear garden**, creating a seamless and sociable layout that connects the heart of the home with its indoor and outdoor living spaces.

The **conservatory**, located to the side of the property, is a peaceful retreat filled with natural light — ideal for morning coffee, reading, or as a hobby space. Its position offers a lovely outlook while maintaining privacy, making it a delightful extension of the living space.

The **kitchen**, accessed via the dining room, is well-equipped with ample storage and worktop space, perfect for whipping up everything from weekday dinners to Sunday roasts. While separate from the main living areas, its positioning ensures easy flow and practicality for busy households.

Upstairs, you'll find **three comfortable bedrooms**, each offering a sense of calm and privacy. The principal bedroom provides ample space for furniture and personal touches, while the second and third rooms are ideal for children, guests, or as a home office. A well-presented **family bathroom** completes the upper floor, offering a relaxing space to refresh and recharge.

Step outside and enjoy the benefits of a **private, decked terrace**, perfect for al fresco dining, entertaining friends, or simply soaking up the sun. The terrace is accessed directly from the dining room, making it an easy extension of your everyday living space.

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)



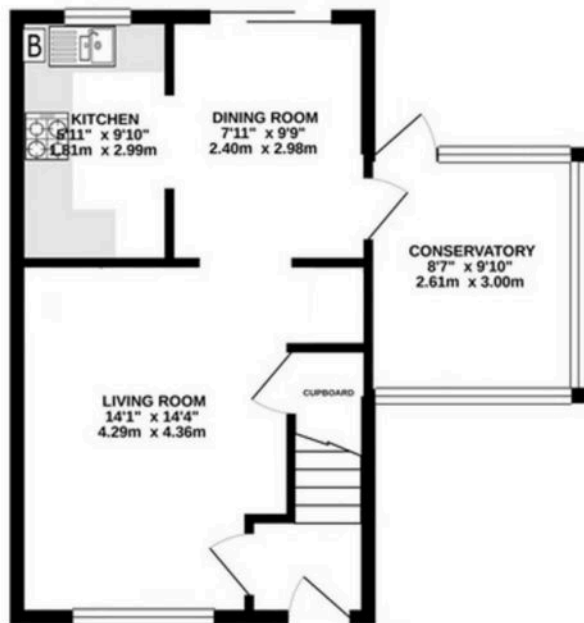
USEFUL INFORMATION
Mains gas, electric and water connected.

Council tax C - £2216.39
2025/2026

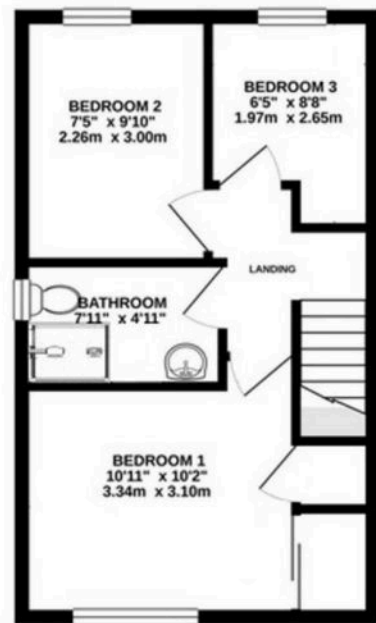
Broadband speed up to
1000Mb Ultrafast Broadband
(According to Ofcom)
Approx. rental value £875 to
£925pcm



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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