

4 Ferncombe Close, Kingsteignton

£370,000 Freehold

CHAIN FREE • Detached House • Four Bedrooms • Two Reception Rooms • Great Location • Garage • Parking • Gardens • Ensuite • Gas Central Heating

Contact Us...

☎ 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL


chamberlains
the key to your home



Step into this well presented four Bedroom Detached House that radiates modern charm and practical elegance.

Nestled in a peaceful neighbourhood, a warm glow welcomes you as you step into the inviting entrance hallway. The hallway leads to a well-proportioned dining room with a delightful bay window and ample space for all the family to dine.

The modern kitchen embodies sophistication with its white wall and base units adorned with contrasting grey worktops. Equipped with high-end appliances including a built-in oven and electric hob with extractor fan, stainless-steel sink with drainer and mixer tap, and ample space for a washing machine and fridge, this kitchen is a culinary enthusiast's dream come true.

Convenience meets style in the downstairs cloakroom featuring a low-level WC and wash hand basin, offering a practical space for guests.

Unwind in the inviting lounge, illuminated by natural light streaming through the front window. With sliding patio doors leading to the rear, this room exudes a seamless flow perfect for entertaining or relaxing by the feature fireplace.

Upstairs, discover two spacious double bedrooms and two charming single bedrooms, each thoughtfully designed to provide comfort and privacy. The principle bedroom boasts an ensuite and built-in wardrobes, offering a serene retreat after a long day.

The family bathroom is a sanctuary of relaxation, featuring a wash hand basin vanity unit with a hidden cistern WC and a luxurious P-shaped bath with a shower over.

This property seamlessly balances aesthetic allure with practical functionality, making it an ideal setting for creating lasting memories with loved ones. Don't miss the opportunity to transform this house into your dream home - schedule a viewing today and let your imagination run wild with the possibilities that await in this enchanting abode!

Dining Room - 9' 7" x 7' 6" (2.92m x 2.29m)

Kitchen - 14' 2" x 7' 7" (4.32m x 2.31m)

Lounge - 16' 5" x 10' 1" (5m x 3.07m)

Bedroom 1 - 10' 3" x 8' 5" (3.12m x 2.57m)

Bedroom 2 - 10' 8" x 8' 1" (3.25m x 2.46m)

Bedroom 3 - 9' 2" x 5' 6" (2.79m x 1.68m)

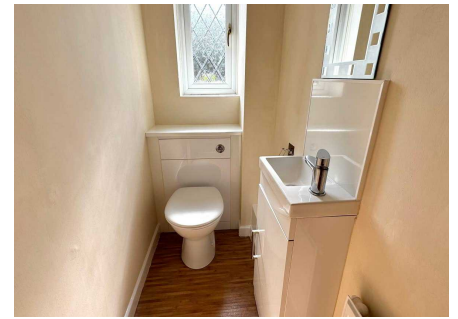
Bedroom 4 - 7' 5" x 6' 0" (2.26m x 1.83m)

Garden

A very low-maintenance garden enclosed by timber fencing and shrubs. Laid mostly with Astro-turf and raised beds with a slabbed path leading from the rear porch to the back of the garage and storage shed. The wooden shed is in good order and has plenty of space for storing outside furniture and gardening tools.

Single Garage

The garage can be accessed via the rear garden. There are several power sockets and lighting which would make it perfect for a utility room or workshop.



IMPORTANT INFORMATION

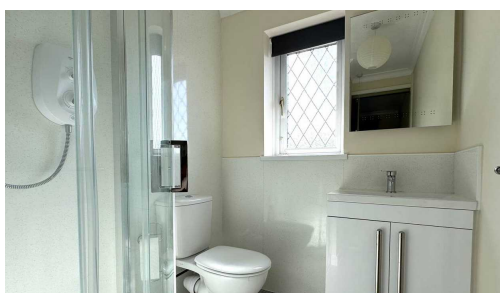
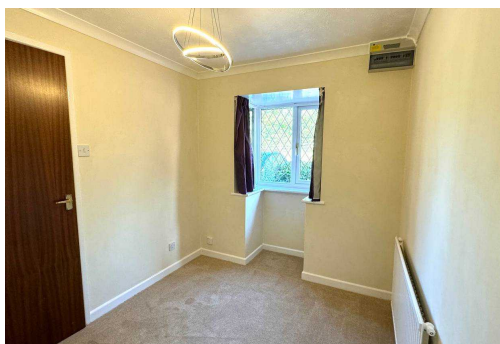
Broadband Speed 1000 Mbps
(According to OFCOM)

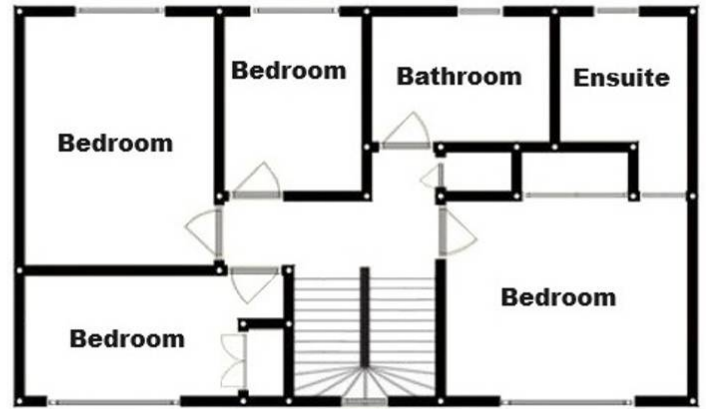
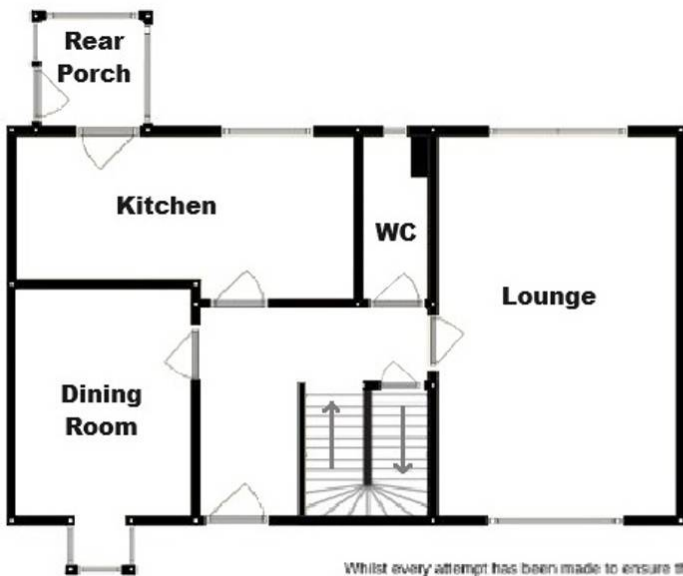
Teignbridge Council Tax Band - D
(£2380 Per Year)

EPC Rating - E

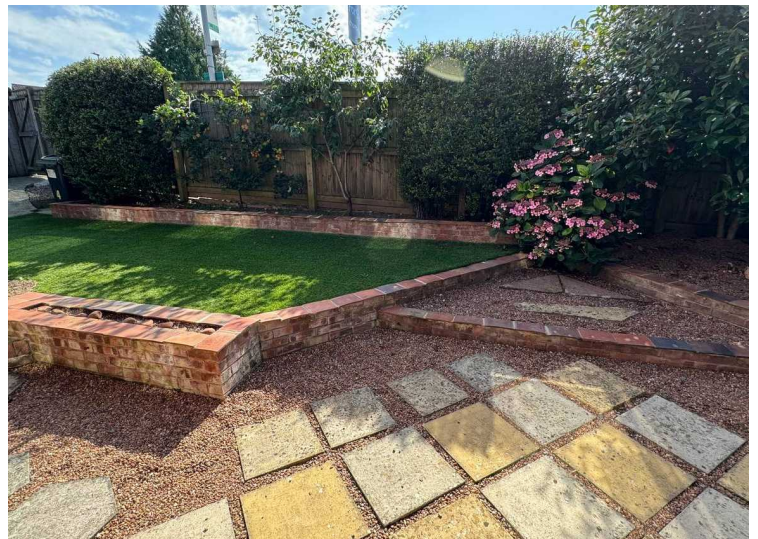
Mains Gas, Mains Electric, Mains
Water and Mains Sewerage Supplied

The property is freehold.





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.



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			
		51	83
England, Scotland & Wales			
		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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		50	61
England, Scotland & Wales			
		EU Directive 2002/91/EC	