

67 Woodmere Way, Kingsteignton

£245,000 Freehold

Corner House • Two Double Bedrooms • PVCu double glazing • External storage Cupboard • Two Allocated Parking Spaces
• Open Plan Lounge/Diner • Rear Garden • Gas Central Heating

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Nestled in the heart of a charming neighborhood, this end-terraced corner house offers a delightful blend of modern convenience and classic charm. Step into the open-plan lounge diner, a welcoming space perfect for relaxation and social gatherings. Decorated to a very high standard—a testament to the current owners—this area exudes warmth and style. There's also a perfect spot to add a dining table just outside the kitchen and before you enter the lounge, making it ideal for entertaining.

The modern kitchen, just 2 years old, boasts an induction hob, oven with extractor fan, and ample storage for all your culinary adventures.

Upstairs, you'll find two double bedrooms that provide peaceful retreats, while the contemporary shower room, also 2 years young, features a shower cubicle, hand wash basin, and low-level WC.

With PVCu double glazing throughout and gas central heating installed only 2 years ago (still under warranty!), this home effortlessly marries comfort with functionality.

Step outside to the enclosed rear garden, a blank canvas ready for your personal touch. Designed with low maintenance in mind, it features stone chippings and a paved patio area. A wooden shed is ideal for storing your gardening tools.

Beyond the threshold, a front path leads to the front door, flanked by a handy storage cupboard for everyday necessities, which also houses the combi-boiler. A wooden gate grants access to the fully enclosed rear garden, with another gate opening out to the parking area with two allocated spaces.

MEASUREMENTS

Lounge - 15' 11" x 11' 2" (4.85m x 3.4m)

Dining - 7' 0" x 8' 6" (2.13m x 2.59m)

Kitchen - 8' 7" x 8' 1" (2.62m x 2.46m)

Bedroom 1 - 12' 11" x 9' 11" (3.94m x 3.02m)

Bedroom 2 - 9' 3" x 9' 5" (2.82m x 2.87m)

Bathroom - 6' 5" x 6' 3" (1.96m x 1.91m)

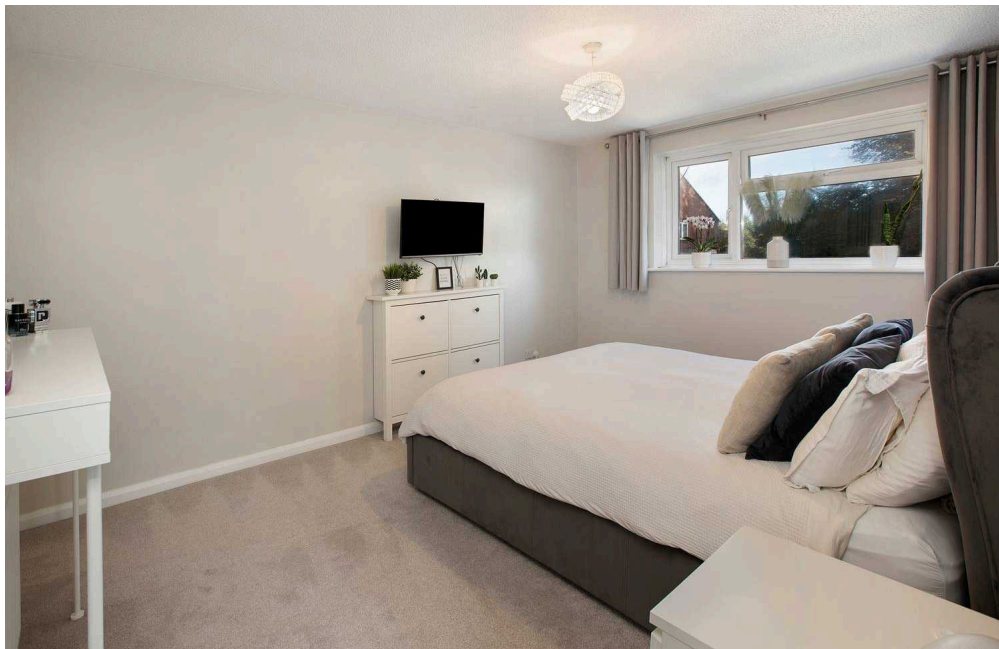
Garden

The front of the property features a shared path leading to a gate with steps up to the front door. Adjacent to the front door is a convenient storage cupboard housing the combi boiler. At the rear, there is a parking area with two allocated spaces for the property. Additionally, a wooden shed provides a handy space for storing garden equipment.

Allocated parking

2 Parking Spaces

Allocated parking space



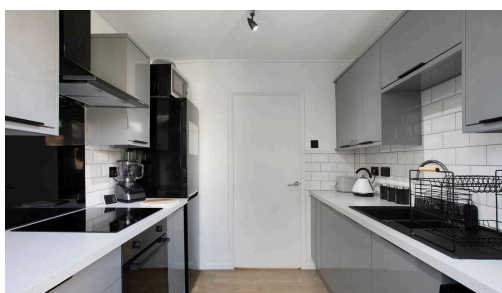
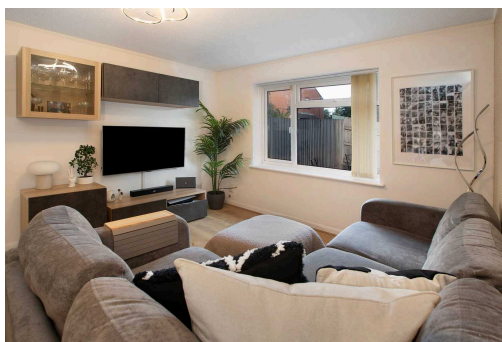
USEFUL INFORMATION

Mains Water, Sewerage, Gas and electric connected.

Teignbridge District Council Tax Band B

Broadband download speed up to 1000Mbps (According to Ofcom).

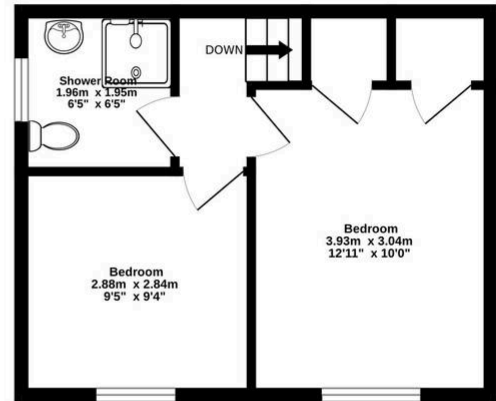
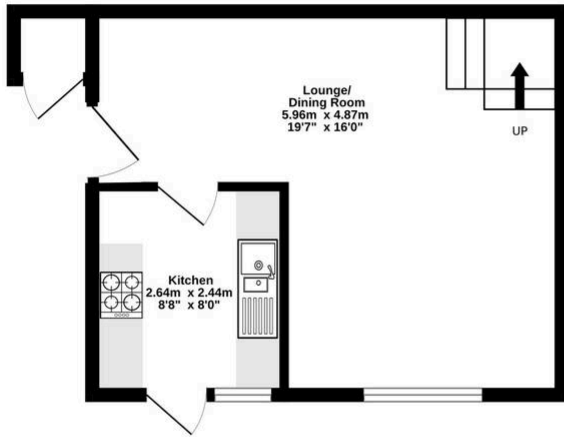
The property is freehold





Ground Floor
29.9 sq.m. (322 sq.ft.) approx.

1st Floor
29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 sq.ft.) 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		89
(69-80)	C		
(55-68)	D		72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		90
(69-80)	C		
(55-68)	D		
(39-54)	E		43
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	