



32 Clifford Street

Kingsteignton, TQ12 3HD

RENDELLS

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Guide Price £399,000

A spacious and extremely well presented three bedroom property which has benefited from extensive improvement from the current owners. The property now offers a modern contemporary finish as well as versatile accommodation. Outside the property offers a driveway providing ample parking and a well laid out family friendly garden along with a spacious detached summer house.

- A modern contemporary family home
- Open plan living space
- Three bedrooms
- En-suite
- Driveway for three to four vehicles
- Summer house
- Landscaped garden

Accommodation:

Entrance Hall:

A double glazed front door leading into the entrance hall. This leads through into spacious open plan kitchen/dining room.

Dining Room:

This lovely area offers a light and spacious feeling with a vaulted ceiling and bi folding doors opening onto the rear garden. There is also a solid wood and glazed staircase rising to the first floor mezzanine living area.

Kitchen:

The dining area leads into a luxury open plan kitchen offering a comprehensive range of base and wall mounted units and breakfast bar all with quartz worktops. There is also a one a half bowl sink unit, integrated double oven, fridge freezer, dishwasher and induction hob with overhead extractor fan.

Living Room:

The first floor mezzanine living area living area offers a cathedral style double glazed window with blinds, ceiling spotlights and an balustrade over looking the dining area.

Inner Hallway:

From the dining area there is a inner hallway with solid oak doors leading to into the bedrooms and family bathroom. There is also access into the loft space.

Utility Cupboard:

The utility cupboard offers space and plumbing for a washing machine and tumble dryer.

Bedroom one:

A spacious bedroom with a double glazed window to the front aspect a fireplace with a wood burner.

En-suite:

The en-suite bathroom comprising of a free standing bath with mixer and shower attachment, low level WC, pedestal wash hand basin and a double glazed window to the front.

Bedroom Two:

A bright and spacious room and with an aspect to the rear with double doors opening onto the rear garden.

Bedroom Three:

A further bright double room again with an aspect to the rear and double doors opening onto the rear garden.

Bathroom:

The bathroom offers a luxury suite comprising of a walk-in shower with an plumbed rain shower and glass screen. There is also a built in vanity unit with cupboards and a low level WC and wash hand basin. There are also ceiling spotlights and a heated towel rail.

Outside:

To the rear of the property, there is a slate slabbed patio area leading to an artificial area of lawn with steps leading up to a further small grassed area of lawn. There is an area of decking and raised flowerbeds.

An added attraction is the spacious timber constructed summer house with light and power and double glazed panel windows. To the side of the property there is a gated access leading into a gravel area with further shed and bin storage. Leading round to the front of the property there is a driveway providing parking for a number of vehicles.

Services:

Mains water and drainage, mains electricity and gas fired central heating



Local and Planning Authority: Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax: C

Energy Performance Certificate: C

Tenure:
The property is freehold with vacant possession.

Wayleaves, Rights & Easements:
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings
Strictly by appointment only through
Rendells Estate Agents, Tel: 01626 353881.

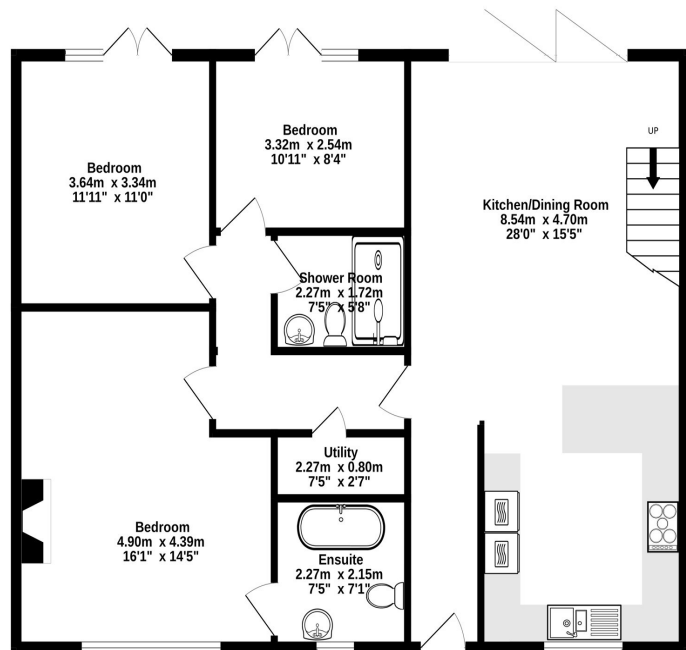
What3Words:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

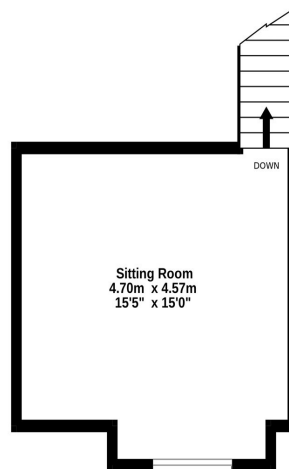




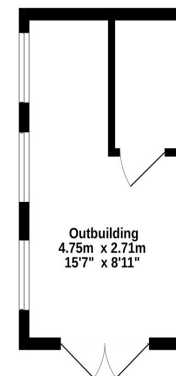
Ground Floor
96.4 sq.m. (1037 sq.ft.) approx.



1st Floor
20.4 sq.m. (219 sq.ft.) approx.



Outbuilding
12.9 sq.m. (139 sq.ft.) approx.



TOTAL FLOOR AREA : 129.6 sq.m. (1395 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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- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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