



Woodlands, Hestow Road,
Newton Abbot TQ12 3QB

RENDELLS

Woodlands, Hestow Road

Kingsteignton, TQ12 3QB

Guide Price £595,000

Woodlands is a three bedroom detached bungalow which is situated in an elevated semi rural location with wonderful far reaching views. Although some updating is required the property offers good versatile accommodation along with the potential for alteration or extension STPP. The property also benefits from an adjoining 0.7 acre sloping field which currently includes a number of fruit trees and grazing potential.

Entrance Hall

uPVC part glazed front door, doors leading into the living room, bedroom 1 and the bathroom.

Living / Dining Room

L-Shaped lovely bright room with large uPVC double glazed windows to the rear, enjoying wonderful far-reaching view across the countryside towards Dartmoor, two doors leading out to the rear decking, fire place with real flame gas fire, mantel and tiled surround.

Kitchen

Fully fitted kitchen, comprising large single bowl stainless steel sink drainer and mixer tap, range of base and wall mounted units with a 4-ring electric enamel hob, with over head extractor built in double oven space for a freestanding fridge freezer, ceiling spotlights, aspect to the rear with uPVC double glazed windows and far-reaching views.

Utility Room

Space and plumbing for dishwasher, washing machine and further appliances. Aspect to the front with uPVC double glazed door.

Inner lobby area with built in storage cupboard.

Bedroom One

Aspect to the front with uPVC double glazed windows, range of fitted wardrobes with sliding doors Radiator.

Bedroom Two

Aspect to the front with uPVC double glazed window, door leading into storage cupboard.

Bathroom

Suite comprising of panelled jacuzzi bath, with mixer tap and shower arrangement, low level WC, pedestal wash hand basin, shower wet area with electric wall mounted shower, fully tiled walls, heated towel rail, tiled floor. Aspect to the front with uPVC double glazing. Built in cupboard housing hot water cylinder and shelving.

Bedroom Three

Aspect to the rear with uPVC double glazed window with far reaching views.



Gardens

To the front of the property there is a brick paved driveway providing parking along with a double garage with an electric up and over door. There is a sunken pound with a number fish and a further small area of garden. To the side of the property there is a split level terraced area along with two large timber outbuildings and a glass green house. Wrapping around to the rear of the property their is also a raised timber area of decking which enjoys the delightful far reaching views.

Field

Accessed from the side terrace there is a sloping field of approximately 0.7 acres which leads down and wraps around the rear of the bungalow. The field is enclosed by fencing and also included a number of fruit trees.

Services:

Mains electricity, private water supply and oil fired central heating.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax:

Council tax band: D

Energy Performance Certificate

Energy performance rating: F

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 outgoings, 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

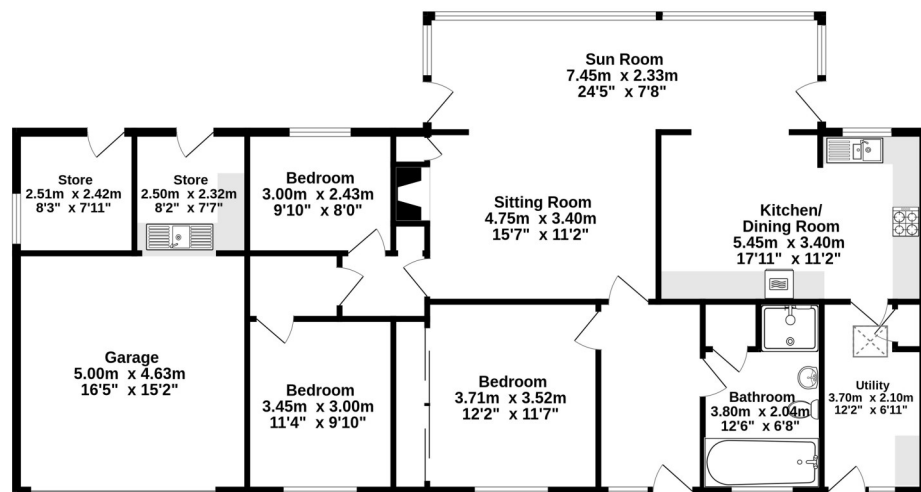
Strictly by appointment only through
Rendells Estate Agents, Tel: 01626
353881

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	30 F	
1-20	G		



FLOOR PLAN

Ground Floor
152.2 sq.m. (1638 sq.ft.) approx.



TOTAL FLOOR AREA : 152.2 sq.m. (1638 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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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 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.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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