



**Connells**

Rydon Road  
Kingsteignton Newton Abbot



### Property Description

Situated in the sought-after area of Kingsteignton, this well-proportioned three bedroom semi-detached home offers comfortable and versatile living accommodation, perfect for families, first-time buyers or those looking to downsize. The property is offered to the market with no onward chain, allowing for a straightforward purchase.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge, ideal for relaxing. To the rear of the property is a generous kitchen/dining room, providing ample space for family meals and entertaining. This opens into a conservatory, which enjoys pleasant views over the rear garden and creates an additional reception space. A utility area and ground floor WC add to the practicality of the home.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a further single room, ideal as a nursery, home office or guest room. These are served by a modern family bathroom.

Externally, the property benefits from a good-sized enclosed rear garden, mainly laid to lawn with patio areas, perfect for outdoor dining and enjoying the warmer months. A standout feature is a bridge over a stream to a further garden. The large detached garage/workshop offers excellent storage or potential for hobbies or workspace, alongside driveway parking.

Kingsteignton is a popular and well-connected town, offering a range of local amenities, schools, and convenient access to Newton Abbot, Exeter, and the A38.

### Front Of The Property

Driveway parking for multiple vehicles, wooden gate, area of gravel and steps up to the main entrance.

### Entrance Hallway

Obscure window to the side, understairs storage cupboard, stairs to the first floor and a wall mounted radiator.

### Lounge

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to the front of the property, electric fire and a wall mounted radiator.

### Kitchen/Diner

17' 10" x 11' 6" ( 5.44m x 3.51m )

Double glazed window to the rear and side, wall and base units, one bowl stainless steel sink/drainer, electric hob with extractor over, oven, part tiled, space for dining table and a wall mounted radiator. Step down to the utility area where you'll find plumbing for a washing machine and space for a fridge/freezer.

### Cloakroom

Obscure double glazed window to the rear, WC, wash hand basin and a wall mounted heated towel rail.

### Conservatory

10' 4" x 4' 7" ( 3.15m x 1.40m )

Double glazed sliding patio doors to the rear garden, space for a bistro table set.

## First Floor

### Bedroom One

11' 6" x 10' 8" ( 3.51m x 3.25m )

Double glazed window to the rear of the property and a wall mounted radiator.

### Bedroom Two

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to the front of the property, built-in wardrobe and a wall mounted radiator.

### Bedroom Three

7' 8" x 7' 2" ( 2.34m x 2.18m )

Double glazed window to the front of the property, built-in storage and a wall mounted radiator.

### Bathroom

Obscure double glazed window to the rear of the property, four piece suite comprising a bath with mixer taps, corner shower cubicle, WC, wash hand basin, part tiled and a wall mounted radiator.

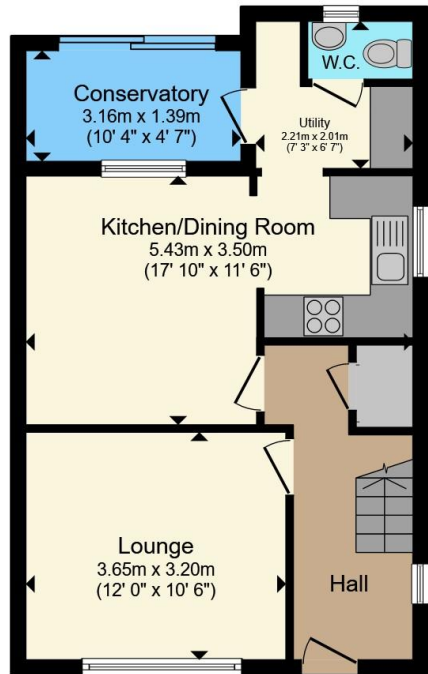
### Rear Of The Property

Enclosed rear garden offering a large area of patio which is a perfect space for garden furniture along with an area of lawn, flower beds and shrubs. A beautiful feature of the garden is a bridge over a stream which runs through the garden, leading to a further area of lawn and patio. A side gate provides access to the front.

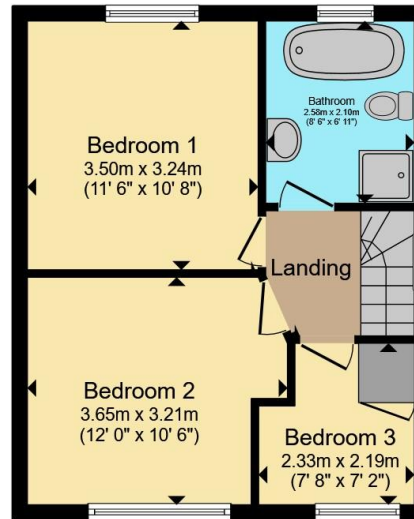




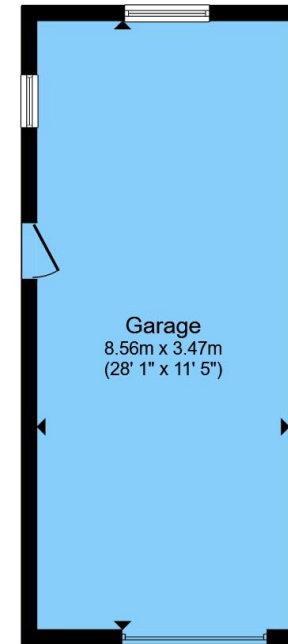




**Ground Floor**



**First Floor**



**Garage**

Total floor area 114.6 m<sup>2</sup> (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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