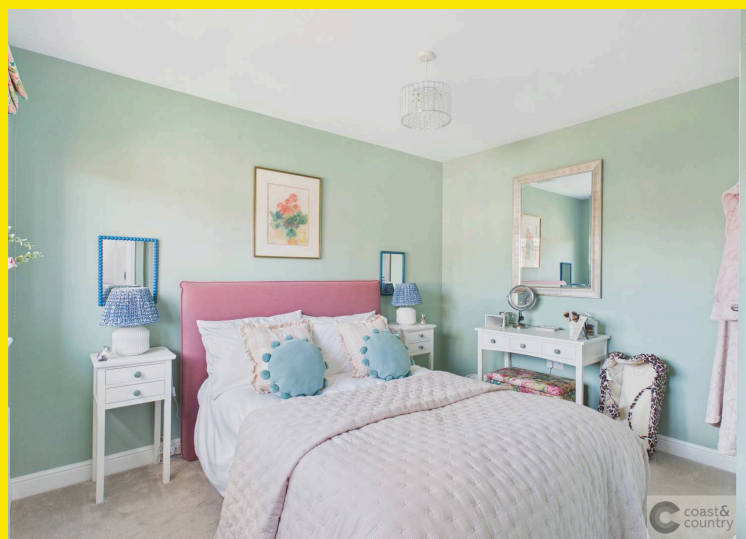
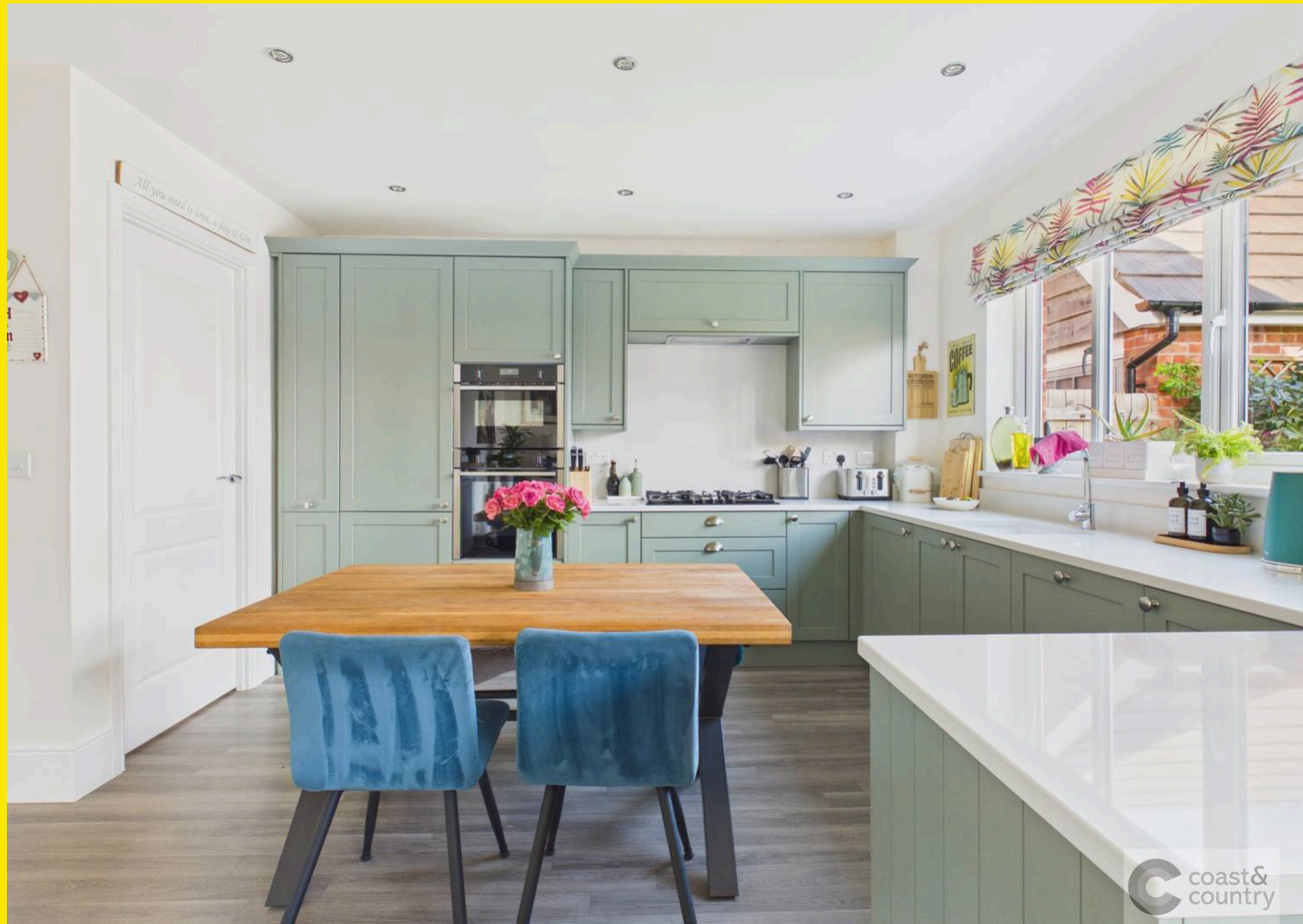




16 Kestrel Close, Kingsteignton

Guide £495,000 Freehold

Virtual Walk-Through Available • Superb Detached Family Home • Tucked Away Position • 3 Double Bedrooms – All With En-Suites • Open Plan Kitchen/Dining/Family Room • Sitting Room • Gas C/H & Double Glazing • Landscaped Garden With Home Office • Single Garage & Driveway Parking • Show Home Condition & Viewing Recommended





This superb three-bedroom detached family home built by well-respected developer Redrow is their Leamington Lifestyle design which offers contemporary modern living of a classic design. In show home condition, thoughtfully designed to combine comfort, style and practicality. The property is presented to an exceptional standard throughout, with a versatile layout perfect for modern family life. The property also benefits from gas central heating, double glazing, and a host of contemporary finishes, ensuring a comfortable and energy-efficient environment year-round. A virtual walk-through is available for prospective buyers, offering a detailed insight into the exceptional quality and layout of this outstanding home.

Situated in a desirable residential area, the property enjoys excellent access to the A380, making commuting and travel straightforward. Residents benefit from proximity to a range of local amenities, including shops, schools, and healthcare facilities. The surrounding area is renowned for its lovely rural walks, offering opportunities to enjoy the outdoors and the beautiful Devon countryside. The community is well-established and friendly, providing a safe and welcoming environment for families.

Accommodation

On the ground floor, the accommodation is arranged to maximise space and light. The welcoming entrance hall leads to a generous sitting room, featuring large windows and a neutral décor that enhances the sense of space. The open plan kitchen, dining and family room spans the rear of the property, offering a bright and flexible area with direct access to the garden. The kitchen has been recently refitted with contemporary units, high-quality appliances and a breakfast bar, while the adjoining dining area comfortably accommodates a family table. There is also a practical utility area and a ground floor cloakroom, adding to the convenience of daily living.

Upstairs, the first floor comprises three double bedrooms, each benefitting from their own en-suite shower rooms. The principal bedroom offers ample space for a super king bed and additional furniture, with a walk-in wardrobe providing excellent storage. The en-suite to this bedroom is spacious and finished to a high standard, featuring a walk-in shower, separate bath, modern vanity unit and stylish tiling. The two further bedrooms are equally well-appointed, each with their own en-suite facilities, making the property ideal for families with older children.

Outside

Outside there is an easy to maintain landscaped garden with a home office to one corner, driveway parking and a single garage.

Agent's Notes

Council Tax: Currently Band E

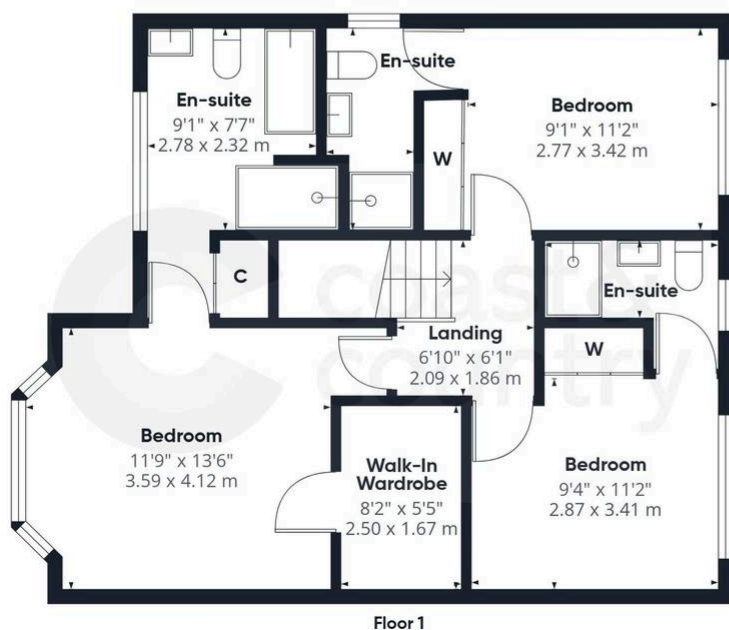
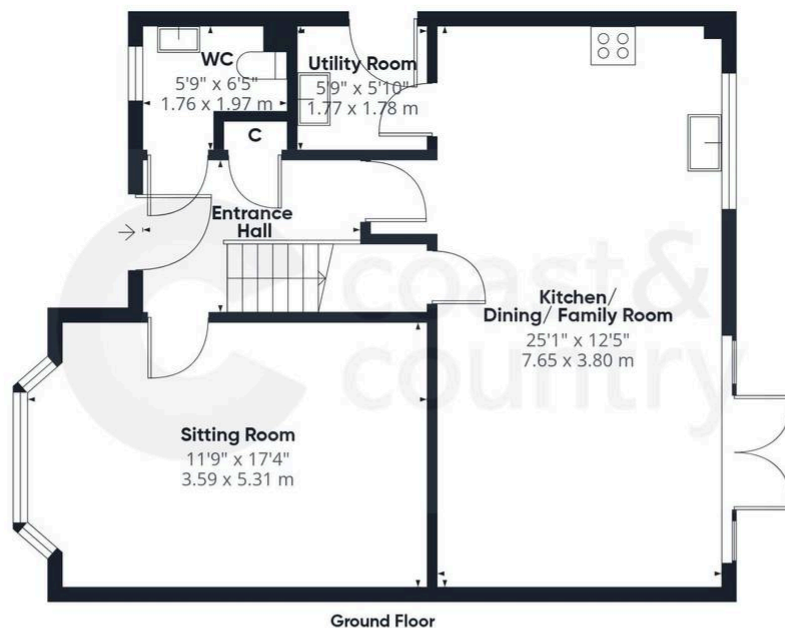
Tenure: Freehold

Service Charge: Currently approximately £180.59 per annum.

Review Period: Annually

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: B



Approximate total area

1483 ft²
137.7 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.