

CHRISTOPHER SCALES

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Yew Tree Drive, Kingsteignton,

£270,000

Positioned in a desirable Kingsteignton cul-de-sac, this well presented property offers a comfortable and modern semi-detached home with the convenience of driveway parking and an attached store/small garage.

Entering through the composite door into the entrance hall, the sitting room faces the front aspect and flows in to the modern kitchen and in turn the conservatory/dining room, with double doors opening on to the level rear garden. This level also benefits from a good-sized bedroom three. On the first floor, the landing leads to two further well-proportioned bedrooms. Externally, the front of the property provides a low-maintenance paved garden and a tarmac driveway offering off-road parking, leading to the attached store/small garage, benefitting from a boarded eaves space with a window, providing excellent storage or potential for further development(subject to any necessary consents). The level and enclosed rear garden is laid to artificial grass with a raised timber deck, bordered by a stone wall and timber fence.

An internal viewing is highly recommended to fully appreciate the quality and convenient layout of this lovely home.

THE ACCOMMODATION COMPRISES, Composite door with glazed insets to:

ENTRANCE HALL Directional spotlights, stairs to first floor, radiator with thermostat control, recess with coat hooks and shoe storage, door to:

SITTING ROOM - 4.19m x 3.48m (13'9" x 11'5") Maximum measurements. Inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, archway to:

KITCHEN - 3.48m x 2.26m (11'5" x 7'5") Inset spotlights, UPVC double glazed window. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four-ring gas hob with extractor over, tiled surrounds, wall cabinets, built-in eye-level double electric oven, integral dishwasher, cupboard housing the boiler, space for upright fridge freezer, vertical radiator. UPVC obscure glazed door to:

CONSERVATORY/DINING ROOM - 3.02m x 2.92m (9'11" x 9'7") Pitched roof with light points, UPVC double glazed windows to rear and side, radiator with thermostat control, double doors opening onto the rear garden. Door to:

BEDROOM THREE - 2.79m x 2.34m (9'2" x 7'8")
Inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control. Door to:

STORE/SMALL GARAGE - 2.87m x 2.36m (9'5" x 7'9") Metal up and over door, strip light, power point, staircase leading to boarded eaves space with window.





FIRST FLOOR LANDING Directional spotlights, hatch to loft space, doors, to:

BEDROOM ONE - 3.51m x 2.16m (11'6" x 7'1")

Directional spotlights, UPVC double glazed windows to rear aspect, radiator with thermostat control.

BEDROOM TWO - 3m x 2.9m (9'10" x 9'6") Maximum measurements. Directional spotlights, UPVC double glazed windows to front aspect, radiator a thermostat control, fitted double wardrobe to recess, over stairs storage cupboard with hanging rail.

BATHROOM/WC - 1.73m x 1.55m (5'8" x 5'1")

Inset spotlights, extractor fan, UPVC obscure glazed windows. Comprising panelled bath with shower over, vanity unit with inset wash and basin, WC, heated towel rail, tiled floor.

OUTSIDE

FRONT At the front of the property is a low maintenance garden laid to paving slabs with pathway leading to the front door. To the side is a tarmac driveway providing off road parking and leading to the attached store/small garage.

REAR To the rear of the property and accessed from the conservatory/dining room is a level enclosed garden laid to artificial grass with a raised timber deck, enclosed by stonewall and timber fence.

USEFUL INFORMATION

Tenure – Freehold

Age - 1988

Heating - Gas Central Heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

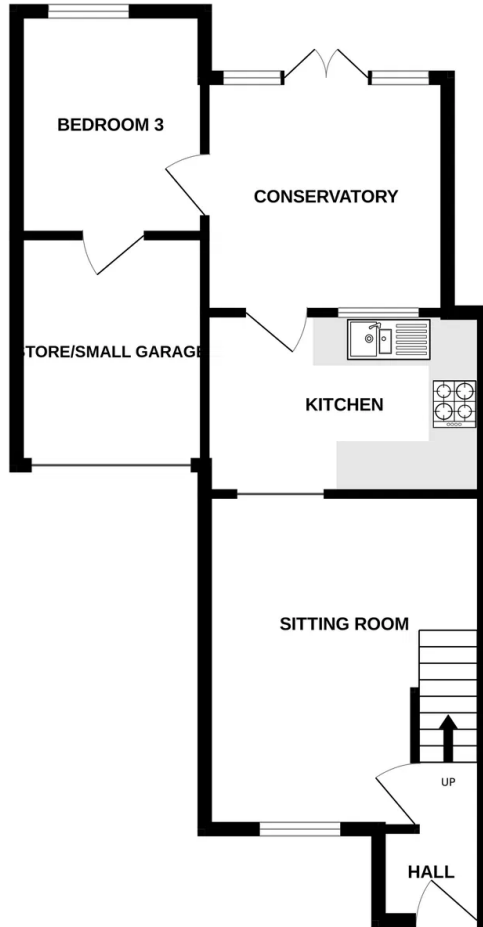
EPC Rating - D/67 potential - B/85

Broadband - 1800

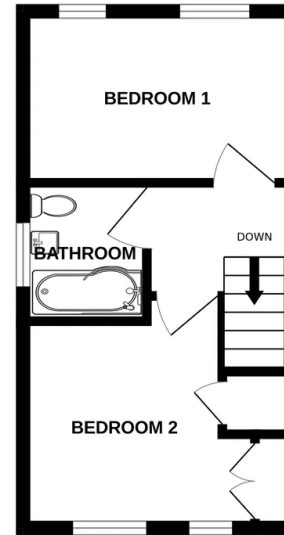
Mobile - Signal strength (0-4) EE: 4, Three: 3, O2: 4, Vodafone: 4



GROUND FLOOR



1ST FLOOR



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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