



## ***Our View “A property that must be viewed to be appreciated”***

**A superb three-bedroom property, presented to a high standard throughout, with off-road parking and enclosed gardens, situated at the end of a cul-de-sac in Kingsteignton**

The accommodation begins with the entrance porch, which features a ceramic tiled floor that continues throughout the entire ground floor of the property. From here, there is a useful storage cupboard and access to the open-plan kitchen/living/dining space. The superb, modern fitted kitchen includes a matching range of wall and base units, a stainless-steel mixer-tap sink and drainer, and a range of built-in appliances such as a fridge freezer, dishwasher, double oven, microwave, induction hob, and washing machine. Additional features include inset spotlights, continued ceramic tiled flooring, a double-glazed window to the front, and a useful island unit with space for six stools beneath. Continuing through, the living

area is located at the rear of the property and benefits from double-glazed sliding doors opening onto the rear garden, as well as storage space beneath the staircase. From the entrance hallway, stairs rise to the first floor where the landing provides access to three bedrooms, all of which feature double-glazed windows. The master bedroom is a generous size, running the full width of the property and including a double-glazed window to the side. Centrally positioned between the bedrooms is a fitted bathroom suite comprising a low-level flush WC, pedestal wash hand basin, and panelled bath, with part-tiled walls and an extractor fan. Opposite the bathroom is a useful airing cupboard housing the combination boiler, and there is also a hatch giving access to the loft space which is fully boarded. Externally, the property offers enclosed gardens, off-road parking for one car, and a pathway leading to the front entrance. At the rear is a private, enclosed garden laid to patio for low maintenance, providing an ideal space for outside dining and entertaining. A raised

area laid to stone chippings and a summerhouse complete the garden, along with gated side access.

- Superb property
- Delightful kitchen / living space
- Three bedrooms
- Family bathroom
- Enclosed gardens
- Off road parking
- Culdesac location







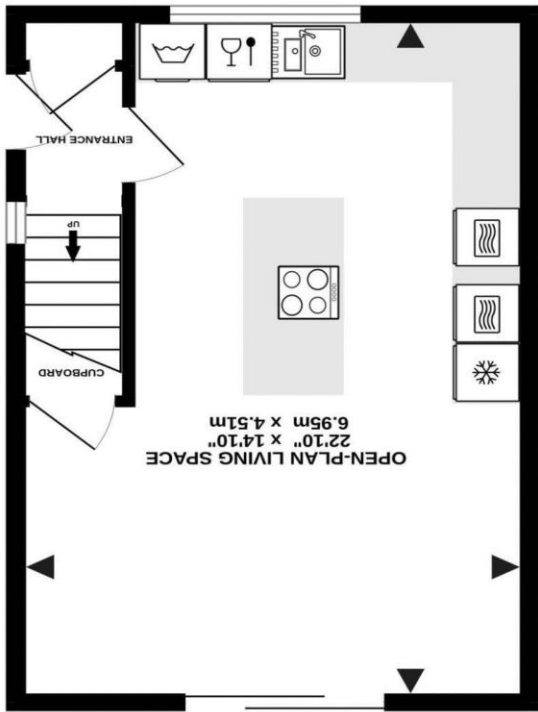
80 agents in the South West

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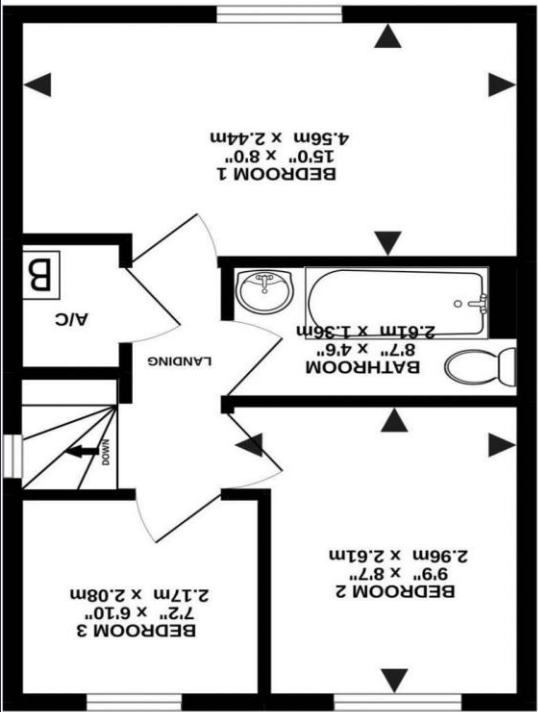
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The Property Ombudsman

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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GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.

