



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

This individual three-bedroom property offers well-presented and spacious accommodation, comprising a living room, separate dining/family room, modern fitted kitchen and bathroom, three double bedrooms, enclosed gardens, ample off-road parking, a garage, and a utility room. The property is situated in a convenient location in Kingsteignton.

The accommodation begins with an entrance hallway featuring wood-effect flooring. From here, there is access to the living room, which benefits from a double-glazed window overlooking the front aspect, shelving to either side of the recess, and a wall-mounted electric fire. Off the hallway is a useful storage cupboard with shelving, as well as access to the kitchen. The modern fitted kitchen offers a matching range of wall and base units, a mixer tap sink with drainer, and space for a cooker, fridge freezer, and dishwasher. Double-glazed windows overlook the side and rear gardens, and a double-glazed door provides access to the side aspect. Also accessed from the entrance hallway is a spacious double bedroom located at the front of the property, complete with large wardrobes. Adjacent to this room is the dining/family room, a versatile and useful space featuring built-in storage, a double-glazed window, and

double doors leading out to the rear garden. Completing the ground floor accommodation is a well-appointed modern bathroom, comprising a low-level flush WC, pedestal wash hand basin with storage beneath, and a panelled bath with electric shower over. The room is partially tiled and benefits from an obscure double-glazed window to the rear. From the dining/family room, stairs rise to the first-floor landing, where there is access to two further double bedrooms. Both rooms feature double-glazed windows to the rear and built-in storage, with one bedroom also offering access to the eaves. Separating the bedrooms is a modern fitted shower room, comprising a low-level flush WC, pedestal wash hand basin with storage beneath, and a separate electric shower, along with a secure double-glazed window to the front. Externally, the property benefits from enclosed and well-maintained gardens. To the front, there is a spacious driveway providing ample off-road parking, with a pathway leading to the front entrance, passing a well-manicured, level lawn. To the rear is a private, enclosed garden featuring a patio area leading directly from the family room, ideal for outdoor dining and entertaining, which opens onto a level lawn. The garden also benefits from an enclosed decking area and gated side access. Additionally, there is an enclosed porch area ideal for storage, providing access to the utility room. The utility room offers further work units, space and plumbing for a washing machine and tumble dryer, space for an additional fridge freezer, a mixer tap sink with drainer, and a double-glazed window. The utility room provides access to the main garage, which benefits from power and lighting, a metal up-and-over door, and gated access through to the front garden

- Semi detached property
- Spacious living room
- Modern kitchen
- Separate dining / family room
- Three double bedrooms
- Bathroom
- Shower room
- Utility room
- Enclosed gardens
- Garage and large driveway





Ground Floor: Approx. Floor Area: 73.8 m² ... 795 ft²
First Floor: Approx. Floor Area: 25.6 m² ... 275 ft²
Garage / Utility Room: Approx. Floor Area: 17.3 m² ... 186 ft²

