



## Kingstegnton

3x 2x

ENERGY RATING C71

- Video Walk-through Available
- No Onward Chain
- Semi-Detached House
- 3 Bedrooms (x1 En-Suite)
- Living Room With Feature Fireplace
- Kitchen/Diner With Built In Appliances
- Family Bathroom & Downstairs WC
- Front & Rear Gardens
- Driveway Parking
- Cul De Sac Location

**Guide Price:**  
**£325,000**  
FREEHOLD

# 7 Avery Hill, Kingsteignton, Newton Abbot, TQ12 3LB



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 7 Avery Hill, Kingsteignton, Newton Abbot, TQ12 3LB

A very well presented three-bedroom, semi-detached property situated in the very popular cul-de-sac of Avery Hill in Kingsteignton. Within a close walk to the excellent Rydon Primary School, local bus transport and an easy drive to the A380 dual carriage way to Exeter and beyond.

### The Accommodation:

Entering the property through the front door you are greeted by a wide entrance hallway with a downstairs WC to one side, opening into the large living room which has a central feature fireplace. Through internally glazed double doors leads to the kitchen/diner which spans the entire rear of the property. The kitchen has been kept to a very good standard and offers a built-in gas hob, wall mounted electric oven and microwave along with space for a fridge/freezer, washing machine and slim-line dishwasher. Upstairs there is a central landing with access to three bedrooms, a former airing cupboard which has its own heater installed and the family bathroom. The single bedroom is currently designed as a home office with built in furniture to accommodate this. The second bedroom has fitted cupboards; the family bathroom is kept to an excellent standard and is fully tiled with shower above the bath. The main bedroom is an excellent size with fitted wardrobes and cupboards and has its own very good sized en-suite with shower cubicle, WC and sink. The property is fully double glazed and has gas central heating.

### Gardens:

From the French doors leading from the kitchen/diner you are first greeted by a large patio which runs the width of the property and has a good depth which is perfect for evening dining and offers a sheltered and secluded space. The garden is then tiered with a pathway leading up to the rear of the garden where summer evenings can be enjoyed from a more elevated position. To the side of the property is access to the front and currently resides a garden shed. To the front there is a small, tiered garden, predominantly laid with wood chippings with two stone walls. Adjacent is a paved path with steps to the front door running parallel with the driveway.

### Parking:

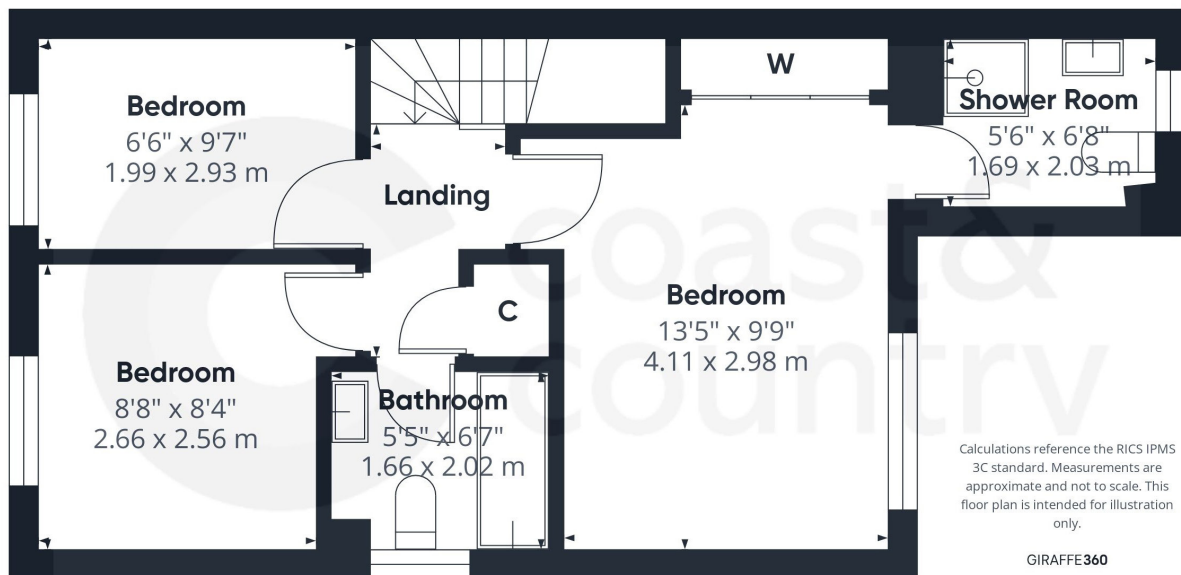
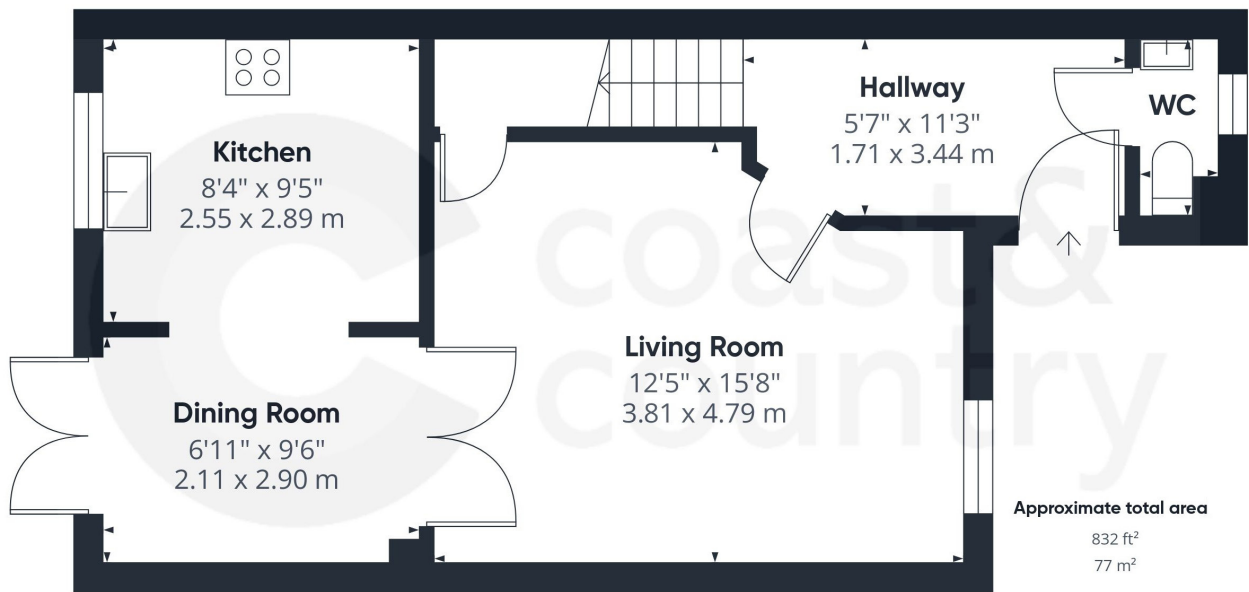
Driveway offering off-road parking for two vehicles.

### Directions:

From the Penn Inn roundabout take the A380 Exeter bound. Take the first exit (Kingsteignton) and at the end of the slip road bear left on the roundabout into Vicarage Hill. At the mini roundabout turn right into Longford Lane. At the next roundabout continue straight ahead along Longford Lane. At the double roundabout turn right into Rydon Road. At the next roundabout (just before the Rydon Inn) turn right into Avery Hill.



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## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.