



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

**This well-presented and spacious three-bedroom property, with off-road parking, enclosed gardens, and a garage, is located on a quiet cul-de-sac in the heart of Kingsteignton.**

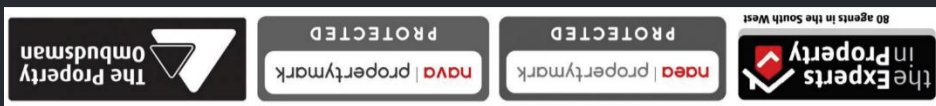
The accommodation begins with the entrance hallway, which features a solid oak floor. This continues throughout much of the ground floor. An oak door provides access to the spacious living/dining room, which runs the full depth of the property and enjoys double-glazed windows to the front and sliding patio doors onto the rear garden. A key feature of the room is the delightful wood-burning fireplace with a slate surround. An internal oak door also leads to the kitchen, which can also be accessed from the entrance hallway. The kitchen features a matching range of wall and base-level units with a composite sink and drainer with mixer tap. There is a range of built-in appliances, including a double oven, ceramic hob with extraction hood and light above, and space for a washing machine, tumble dryer, and fridge freezer. The oak flooring continues, along with a double-glazed window and door onto the rear

garden. Stairs rise to the first floor, passing a useful storage cupboard housing the boiler. From the first-floor landing, there is access to three bedrooms, all of which feature double-glazed windows to either the front or rear. The main bedroom houses a storage cupboard with shelving. Completing the accommodation is a well-presented family bathroom comprising a low-level WC, pedestal wash hand basin set within a vanity unit, and a panelled bath with electric shower fitted. The walls are fully tiled, and there is an obscured double-glazed window to the rear. A hatch from the landing provides access to the loft space. Externally, the property features enclosed gardens. To the front, there is a block-paved driveway providing off-road parking for two cars. To the rear, there is a deceptively spacious enclosed garden, with an area of artificial grass leading out from both the living room and kitchen. A few steps lead down to a level lawn, bordered by an attractive assortment of flower beds and a pathway which continues through the garden. There is also a block-built detached outbuilding with power and light, offering a range of uses such as a home office or additional storage. From the garden, a gate leads to a further area with a pathway and steps down to the brook located at the rear. There is also a nearby garage available with the property, along with the potential to

acquire an additional garage, available via separate negotiation.

- Well presented property
- Spacious living / dining room
- Kitchen
- Three bedrooms
- Family bathroom
- Enclosed gardens
- Driveway
- Garage
- Culdesac location
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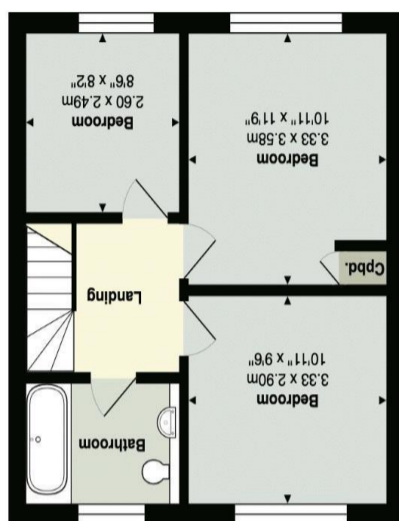




Ground Floor  
Approx. Floor Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>



First Floor  
Approx. Floor Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>



Outbuilding /  
Garden Room  
Approx. Floor Area: 5.2 m<sup>2</sup> ... 56 ft<sup>2</sup>

