



- A Detached House
- Open Plan L Shaped Kitchen/Diner/Living Room
- Three Double Bedrooms
- Main Bedroom En-Suite
- Ground Floor Cloakroom
- Family Bathroom
- Maintenance Free Garden
- Allocated Parking For Three Cars
- Gas Central Heating and Double Glazing

Our View " A well presented detached house in a select development of only a few houses "

Located in the heart of Kingsteignton, with far reaching views towards Haylor, this stunning three bed detached house offers contemporary living in a sought after location. There are three double bedrooms, with the main bedroom en-suite; an open plan L shaped kitchen/diner/lounge, a ground floor cloakroom and a family bathroom. This unique plot has the advantage of three allocated parking spaces in the resident's car park and a secure gated entrance when approaching the property or the parking area.

On approaching the property, a paved pathway takes you through wrought iron gates which in turn lead to the covered storm porch and the front door.

The welcoming entrance hall has stairs rising to the first floor, a radiator, a built in cupboard and doors to the main living area and the ground floor cloakroom.

The modern fully fitted kitchen has a good range of white high gloss wall and base level kitchen units, soft close pan drawers and ample Quarts working surfaces with matching up stands. Built in appliances include a four ring induction hob with Quarts splash back, a chimney hood extractor fan, and an eye level oven and grill. Integrated appliances include a fridge freezer, a washing machine and a dishwasher. There is a one and a half bowl single drainer sink unit with a Georgian style window above and a cupboard houses the Ideal combination boiler.

Extending to the dining area and the L shaped lounge there is ample space for a dining suite, a large corner sofa and a coffee table. French doors take you out to the rear garden; there are two radiators and a Georgian style window overlooking the rear garden. Karndean flooring flows from the entrance hallway through to all of the ground floor.

The ground floor cloakroom has a white suite comprising of: a low flush WC, a floating wash hand basin and fully tiled walls. There is ample space for cloaks hanging.

The first-floor landing has a loft hatch providing access to the roof space which has a pull down ladder and is partially boarded. A large airing cupboard provides extra storage and doors take you into the three double bedrooms and the family bathroom.

The main bedroom is en-suite and has a radiator and a Georgian style window to the rear aspect. The en-suite is a really good size with a fully tiled double shower cubicle having a sunflower shower head, a floating wash hand basin and a low flush WC with concealed fittings. There is a heated towel rail, part tile walls and an extractor fan.

Bedrooms two and three are both double rooms, with Georgian style windows and radiators.

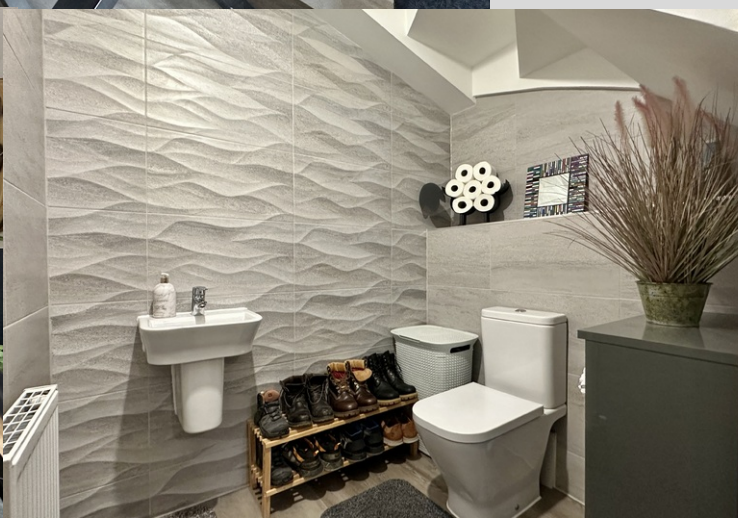
The family bathroom has a panelled bath with a mains shower unit over, a folding shower screen, a low flush WC with concealed fittings and a floating wash hand basin. There is a heated towel rail and an obscured double glazed window.

Outside the garden has been paved for ease of maintenance and the display of garden tubs. There are gravelled borders and a timber side gate giving access to a pathway where a secure wrought iron gate takes you to the resident's car park and the three parking spaces for this house. A further secure wrought iron gate, approached from the front of the house on the other side, also gives access to the car park.

The property is ideally situated for easy access to the A380, all the local amenities, the local schools or simply just to enjoy a leisurely walk or cycle ride around Hackney Marshes Nature Reserve.

The market town of Newton Abbt is a short distance away where you can also find the main railway network.

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,264.31

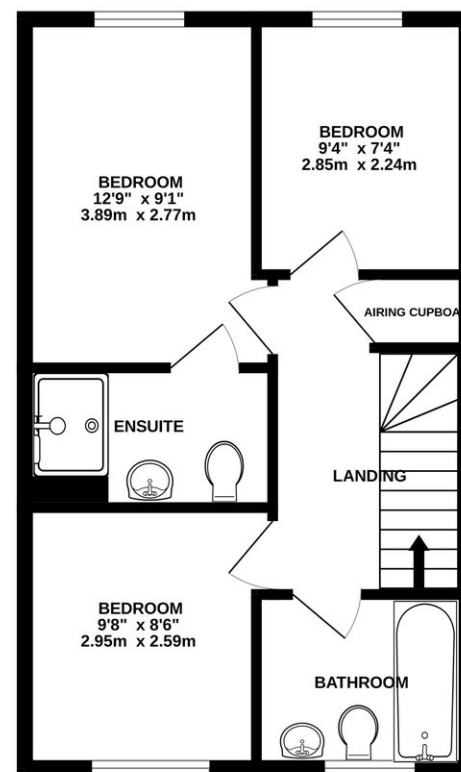
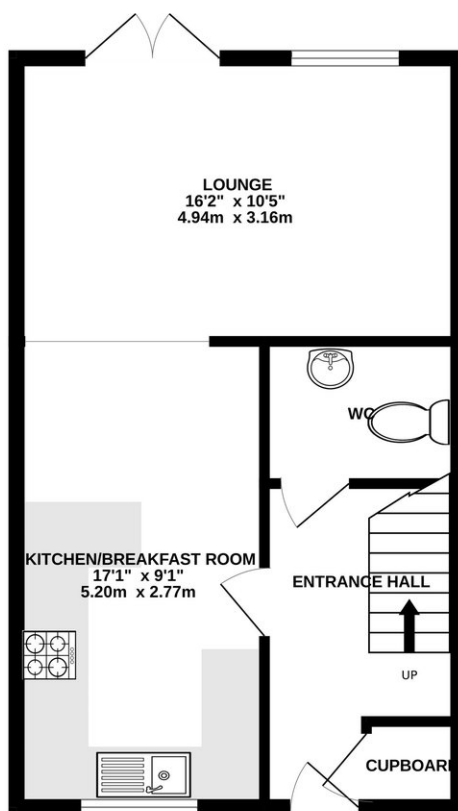


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.
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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Tenure: Freehold

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Asking Price £350,000

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