



- Spacious End Of Terrace House
- Fitted Kitchen And Utility Room
- Lounge and Dining Room
- Office Space
- Conservatory
- Three Bedrooms (One With En-suite)
- Family Bathroom
- Good Sized Garden
- Ample Driveway Parking
- Cul-De-Sac Location

*Our View "A great family home with a good size garden and three double bedrooms"*

A three bedroom end of terrace house offering spacious family living, situated on the level with good access to local amenities.



Located in a cul-de-sac close to the local schools, shops and facilities is this spacious end of terrace house with a loft conversion forming the main bedroom En-suite.

The accommodation comprises of an entrance hallway, fitted kitchen, utility room, cloakroom, lounge, dining room, conservatory, three bedrooms, office space, En-suite shower room and a family bathroom. There is a wide driveway providing off road parking and a good-sized rear garden.

On approaching the property, the driveway takes you to the covered entrance and the UPVC front door.

The entrance hallway has a side aspect double glazed window, a small window to the front, a radiator, stairs rising to the first-floor landing and an under stairs storage cupboard. Doors to the lounge and kitchen.

The lounge has front aspect double glazed windows, a radiator, and a feature fireplace with marble over mantle, inset and surround, a tiled hearth, and an open fire.

The kitchen has a range of base and wall units, one housing the gas fired boiler, a three-drawer unit. Fitted working surfaces with tiled splash backs, and a circular sink unit with a double-glazed window over. Built in appliances include a four-ring gas hob with extraction above and a built-in electric oven. A door from the kitchen takes you into the utility room and a further doorway takes you into the dining room.

The dining room is open plan to the conservatory and has room for a dining table and chairs but is currently being utilised as a second lounge with the conservatory been used as the dining room. The conservatory has a polycarbonate roof, double glazed windows and UPVC sliding doors out to the garden.

The utility room has a UPVC door to the front and the rear aspect, wall mounted cupboards, a fitted worktop surface, plumbing and space for a washing machine and space for an upright fridge freezer. A door takes you into the cloakroom.

The cloakroom has a corner wall mounted wash hand basin, a low flush WC, an electric heated towel rail and a rear aspect obscured double glazed window.

The first-floor landing has doors to bedrooms two and three, the family bathroom and an office area where there is a radiator, UPVC double glazed window, a built-in cupboard and the staircase rising to the spacious main bedroom En-suite.

Bedrooms two and three are both good size doubles with radiators and double-glazed windows.

The family bathroom has a kidney shaped panelled bath with shower unit above a fitted shower screen, a pedestal wash hand basin, low flush WC, obscured double glazed windows and part tiled walls.

The main bedroom is a lovely spacious, light room with double glazed windows to the rear aspect, a Velux window to the front aspect, a built-in double wardrobe, eaves storage cupboards and a radiator.

The En-suite has a corner shower cubicle with tiled walls, a pedestal wash hand basin with a fitted mirror and shaver light over, a low flush WC, a rear aspect obscured double glazed window, heated towel rail and part tiled walls.

Outside, the good size rear garden has a decked seating area with wrought iron balustrade and a gate leading to the extensive lawn which has flower borders housing a variety of well-established mature shrubs and trees. There is a wooden garden shed and a disused pond which could be filled in to make a nice patio area.

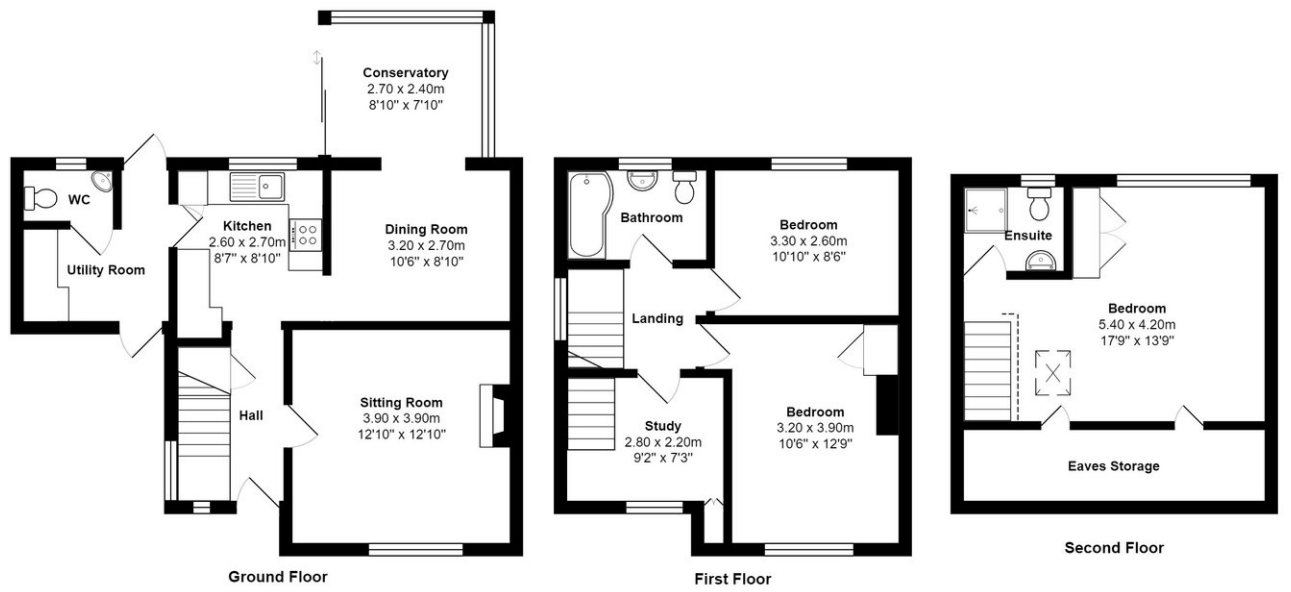
Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,761.13





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



6 Moorsend, Kingsteignton  
 Total Area: 121.2 m<sup>2</sup> ... 1304 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Tenure: Freehold

01626 364900

Moorsend, Kingsteignton, Newton Abbot

£335,000

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