



- Detached Family Home
- Lounge with Fire Place
- Large Kitchen/Diner
- Ground Floor Cloakroom
- Master Bedroom En-Suite
- Four/Five Bedrooms
- Garage and Driveway Parking
- Good size Garden
- Offered For Sale Chain Free

*Our View "Situated in a popular location Woods would highly recommend an internal viewing"*

A detached family home situated in a sought after location. The property is close to the local schools and amenities. The main accommodation comprise of: five bedrooms, en-suite main bedroom, lounge, kitchen/diner, downstairs cloakroom, garage, driveway parking and an enclosed rear gardens offering a good degree of privacy.

Approaching the property there is a paved pathway with a lawn to either side and a path giving access to the rear garden. A tarmac driveway allows parking for one car and takes you to the detached single garage.

The entrance hall has stairs rising to the first floor landing, radiator and doors to all the principle rooms, the ground floor cloakroom and the office/bedroom five.

The cloakroom has a wall mounted hand wash basin with tiled splash-back and mirror over, a low flush WC and a radiator.

The office/bedroom five has a double glazed window to the front aspect.

The large kitchen/diner has a range of fitted base and wall cabinets with some of the wall cabinets having glass fronts for display purposes, a drawer unit, ample worktop surfaces, with tiled surrounds, and a one and a half bowl sink unit with a front aspect double glazed window above. Built in appliances include a four ring gas hob, with extractor hood over, an eye level double oven, an integrated dish washer and an integrated fridge and freezer. A matching wall cabinet houses the gas fired boiler and a double glazed side door takes you into the garden.

The generous size lounge has a feature fireplace with timber over mantle and surround, a marble effect inset and a marble effect hearth. There is a double glazed window over looking the garden and double glazed French patio doors out to the rear patio and garden.

The first floor spacious landing has a side aspect double glazed window, a loft hatch giving access to the roof space, and a built in airing cupboard.

The main bedroom is en-suite and has a double glazed window to the rear aspect, with far reaching views over the surrounding area towards the Moors in the distance. There are built in double wardrobes with mirror fronted sliding doors and a further range of built in bedroom furniture comprising of bedside cabinets, a wardrobe, display shelving and overhead cupboards.

The en-suite has a fully tiled shower cubicle, a vanity sink unit with cupboards under and a fitted mirror over, a low level flush WC and an obscured double glazed window.

Bedroom two has a fitted double wardrobe with sliding mirror fronted doors a double glazed window again with far reaching views.

Bedroom three and four have double glazed windows to the front aspect.

The family bathroom has been changed to a mobility wet room with walk in shower, waterproof panelling to the walls, a pedestal wash hand basin and a low flush WC. There is a heated towel rail and an obscured double glazed window.

The rear garden, accessed from either the kitchen or the lounge, is a good size and is mainly laid to lawn with a paved patio. Bordered by established shrubs the garden offers a good degree of privacy and scope to extend subject to the usual planning consents.

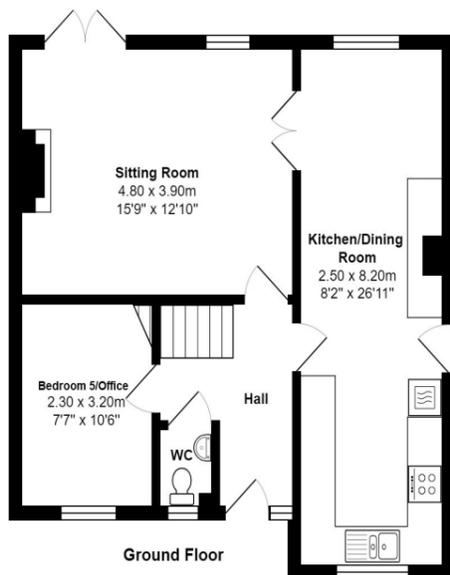
The garage has an up and over door and possible eaves storage.

Council Tax Band E for the period 01/04/2023 to 31/03/24 financial year is £2,767.49



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



21 Rydon Acres, Kingsteignton  
 Total Area: 112.9 m<sup>2</sup> ... 1215 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Ref: WNA-14791453  
 Tenure: Freehold  
 01626 364900

Rydon Acres, Kingsteignton, Newton Abbot

Asking Price £430,000

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