



- A Contemporary End of Terrace House
- Situated in a Quiet Cul-De-Sac
- Close to local Amenities and Facilities
- Open Plan Living Space
- Three Bedrooms
- Family Bathroom
- Corner Plot
- Garden to Rear and Side
- Driveway Parking for One Vehicle

Our View "Viewing highly recommended to fully appreciate this immaculate home and its convenient location"

A remarkable contemporary house, well maintained, boasting three bedrooms and positioned on a corner plot with parking. This excellent property is situated in a highly desirable cul-de-sac, offering easy access to local amenities and the A380.



A superb three-bedroom end of terrace house, situated on a corner plot with off road parking and a delightful landscaped garden. Situated in the popular Rydon development, which is within walking distance of local amenities including shops, parks, cafes, pub, leisure facilities, doctors, dentist, secondary schools, the highly regarded Rydon primary school and being on a bus route.

The Rydon Estate is conveniently placed with good access to the A380 with the A30 beyond. In addition to this, the market town of Newton Abbot is only a short drive away with a wider range of amenities and facilities including the hospital, bus station and mainline railway station. The coastal town of Teignmouth is also within close proximity with its lovely beaches.

The property is a credit to the current owner who has completely refurbished the property to provide modern contemporary open plan living accommodation. This beautifully presented well-appointed property comprises of an entrance hall, excellent open plan kitchen/breakfast/living room, three bedrooms and a family bathroom. There is gas central heating and UPVC double glazing throughout.

On approaching the property, a paved path takes you to the covered storm porch and the front door, which in turn provides access to the entrance hall with stairs rising to the first floor, window to side aspect, radiator, built in cupboard for coats and shoes and a door leading to the open plan living area.

The spacious open plan kitchen/breakfast/living room provides a wonderful family area or the perfect setting for entertaining. The room is clearly divided to provide space for cooking, dining and relaxing. The room enjoys a double aspect with oak flooring throughout.

The modern fully fitted kitchen has a good range of white high gloss wall and base level kitchen units, tall pull out pantry cupboard, under counter lighting, grey work surfaces, a one and half bowl stainless steel sink unit with flexible rinse attachment, coloured waterproof Perspex splash backs, radiator, window to the front aspect, a central island unit with matching work surface, drawers below, induction hob also incorporating a breakfast bar providing space for four bar stools. Integral appliances include a fridge freezer, washing machine, dishwasher, built in eye level double oven and a built-in microwave oven.

The living area has a radiator, under stairs storage cupboard and sliding patio doors to the rear leading out to the garden.

The first-floor landing has a loft hatch providing access to the roof space which has a pull down ladder, is partially boarded and has a light, a built-in cupboard housing the combination boiler and also having fitted shelving, a window providing an abundance of natural light and doors to the bathroom and bedrooms.

Bedroom one is a good size double room with radiator and window to front aspect.

Bedroom two is another double room with radiator and window overlooking the garden.

Bedroom three is a single room with radiator and window to rear aspect.

The modern family bathroom has a panelled bath with wall mounted shower unit above and fitted shower screen, low flush WC, pedestal wash hand basin, tiling to walls, extractor fan and radiator.

Outside, to the front of the property there is tarmac driving way providing off road parking for one vehicle, outside tap, mature borders and a lawn which extends around to the side.

There is additional parking for residents and visitors in the cul-de-sac on a first come first serve basis.

The rear garden enjoys a sunny aspect and has been landscaped with ease of maintenance in mind, with a paved patio terrace ideal for entertaining and alfresco dining. There are stone gravelled borders providing additional space for potting plants or to utilise for further seating. There is also a delightful timber summer house providing a good degree of privacy. The garden is fully enclosed with a wrought iron gate providing access to the side and front of the property.

Council Tax Band C for the period 01/04/2023 to 31/03/2024 financial year is £2012.73

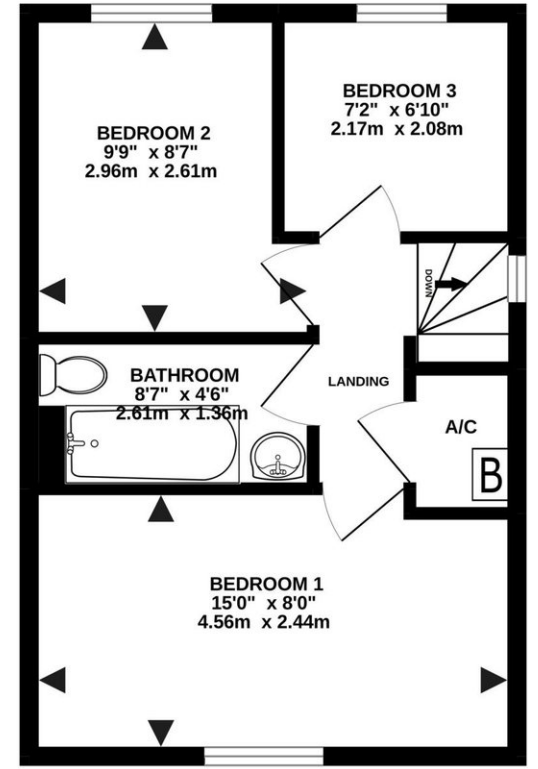
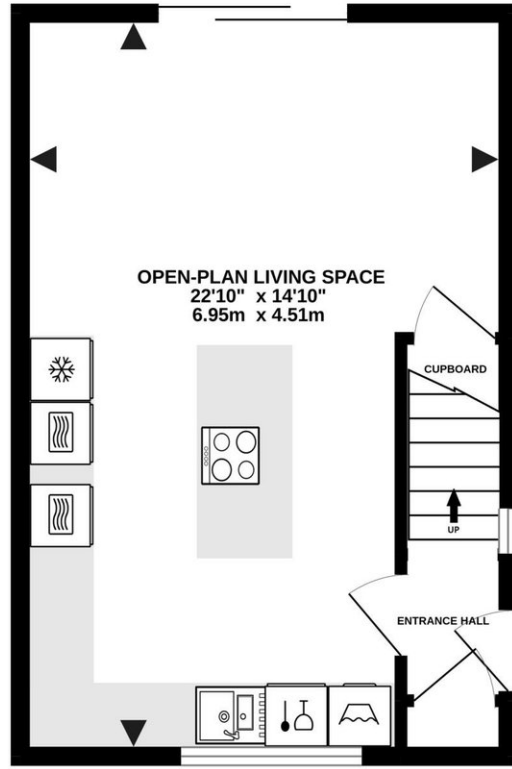


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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Ref: WNA-63119122

Tenure: Freehold

01626 364900

Rydon Acres, Kingsteignton, Newton Abbot

£285,000

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