



- Detached Family Home
- Five Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen with Appliances
- Ground Floor Bedroom En-Suite
- Family Shower Room
- EPC To Follow
- Garage and Ample Parking
- Enclosed Rear Garden
- Far Reaching Views

Our View "An extended detached house offering good size accommodation for a growing family."

Situated in a quiet cul de sac this spacious detached family home has far-reaching views towards the historic town of Newton Abbot, the countryside, and the moors in the distance.



The property has been extended by the current owners and benefits from five bedrooms, with the ground-floor bedroom en suite, a spacious lounge/diner, and a modern kitchen with built-in appliances. There is a single garage and ample driveway parking for several vehicles.

On entering the property, a door takes you into the double ground-floor bedroom which is en-suite and has built-in wardrobes offering the ideal opportunity for use as a guest room. Stairs take you to the first-floor landing with doors to the principal rooms and the family shower room.

The heart of the home is undoubtedly the lounge/diner, which offers a generous space for both relaxing and entertaining. The room features a focal fireplace, creating a cosy and inviting atmosphere. The dining area has ample space for a family dining table and chairs, and French doors open onto the rear garden, perfect for al fresco dining during the warmer months.

The modern kitchen is well-equipped with a range of fitted units and integrated appliances including an oven, hob, dishwasher, and washing machine.

There are two single bedrooms on this floor and the contemporary family shower room, complete with a walk-in shower cubicle with waterproof panelling, vanity wash hand basin, and a low flush WC with concealed fittings.

A further staircase takes you up to the third floor where there are two very good size double bedrooms which have windows overlooking the rear garden and Velux windows to the front with superb far-reaching views over the surrounding area to the Moors in the distance.



Externally, the property boasts a single garage and a driveway providing off-road parking for several vehicles, ideal for larger families or those with multiple vehicles. The rear garden is enclosed, making it safe and secure for children and pets to enjoy. There is a paved patio area directly accessible from the kitchen and the French doors in the dining area, providing an ideal space for outdoor seating and entertaining. Steps lead up to a further patio area and the main garden, which is mainly laid to lawn bordered by mature shrubs and trees.

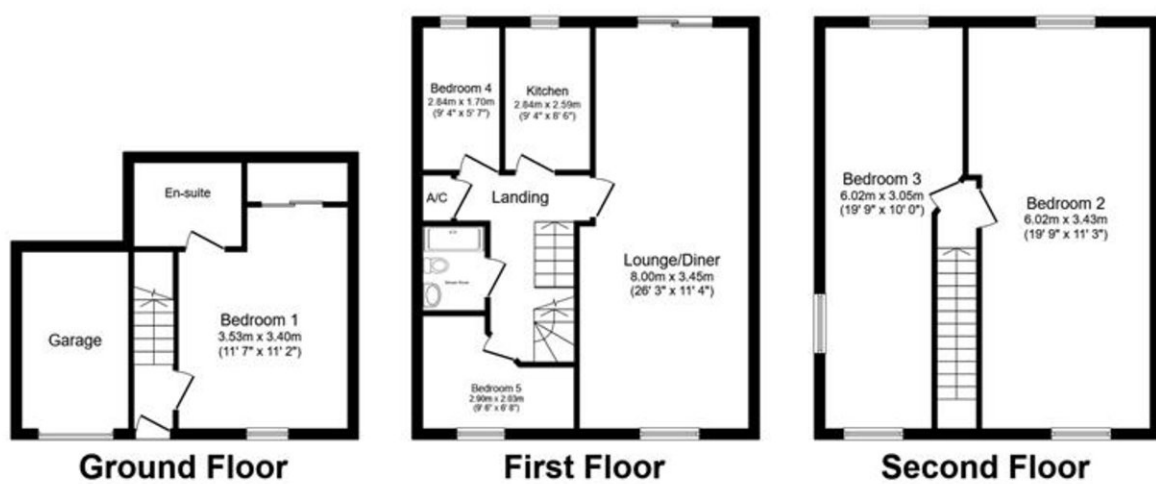
Situated in a peaceful cul-de-sac, this stunning detached family home offers the perfect combination of spacious living accommodation and outdoor space. With its modern finishes, ample parking, and far-reaching views, this property truly has it all. Newton Abbot town centre is within easy reach, offering a wide range of shops, cafes, and amenities, as well as excellent transport links including a mainline railway station.

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		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor

First Floor

Second Floor



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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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Falkland Drive, Kingsteignton, Newton Abbot, Devon

Ref: WNA-9465059

Tenure: Freehold

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Asking Price £399,950

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