



*Our View "Ideal home for first time buyers or a buy to let landlord"*

- Ground Floor Purpose Built Apartment
- One Double Bedroom
- Fitted Kitchen
- Shower Room
- Enclosed Rear Garden
- Allocated Parking Space
- Popular Cul de sac Location

A well appointed ground floor one bedroom apartment in a popular and convenient location being on the local bus route, with a pleasant enclosed garden and an allocated parking space.



A useful porch area leads into the good sized light and airy lounge with a double glazed window to the front aspect. A sliding door from the lounge takes you into the modern kitchen with wall and base units, a drawer stack, fitted work top surfaces with tiled splash backs and a stainless steel sink unit. There are spaces for an electric cooker, upright fridge freezer and a washing machine. A UPVC obscured glazed takes you into the garden and an adjacent double glazed window looks out to the garden.

A further door from the lounge takes into an inner corridor where there is a handy storage cupboard and doors to the generously sized double bedroom and the shower room.

The bedroom has a built in double wardrobe and a cupboard housing the gas fired boiler, views of the garden can be enjoyed from the rear aspect window.

The shower room has a fitted shower cubicle with a wall mounted Mira shower, a pedestal wash hand basin and a low flush WC. There is also a chrome heated towel rail.

The highlight of this flat is undoubtedly the enclosed rear garden with its well-maintained lawn and patio area in which to sit out and enjoy those sunny days. Additionally, the flat comes with the added convenience of an allocated parking space, ensuring that you will always have a place to park your vehicle.



Situated in a popular cul-de-sac location, this flat benefits from its proximity to a range of local amenities, including shops, restaurants, and supermarkets. For commuters, the property is conveniently located close to transport links, providing easy access to nearby areas such as Newton Abbot and Exeter.

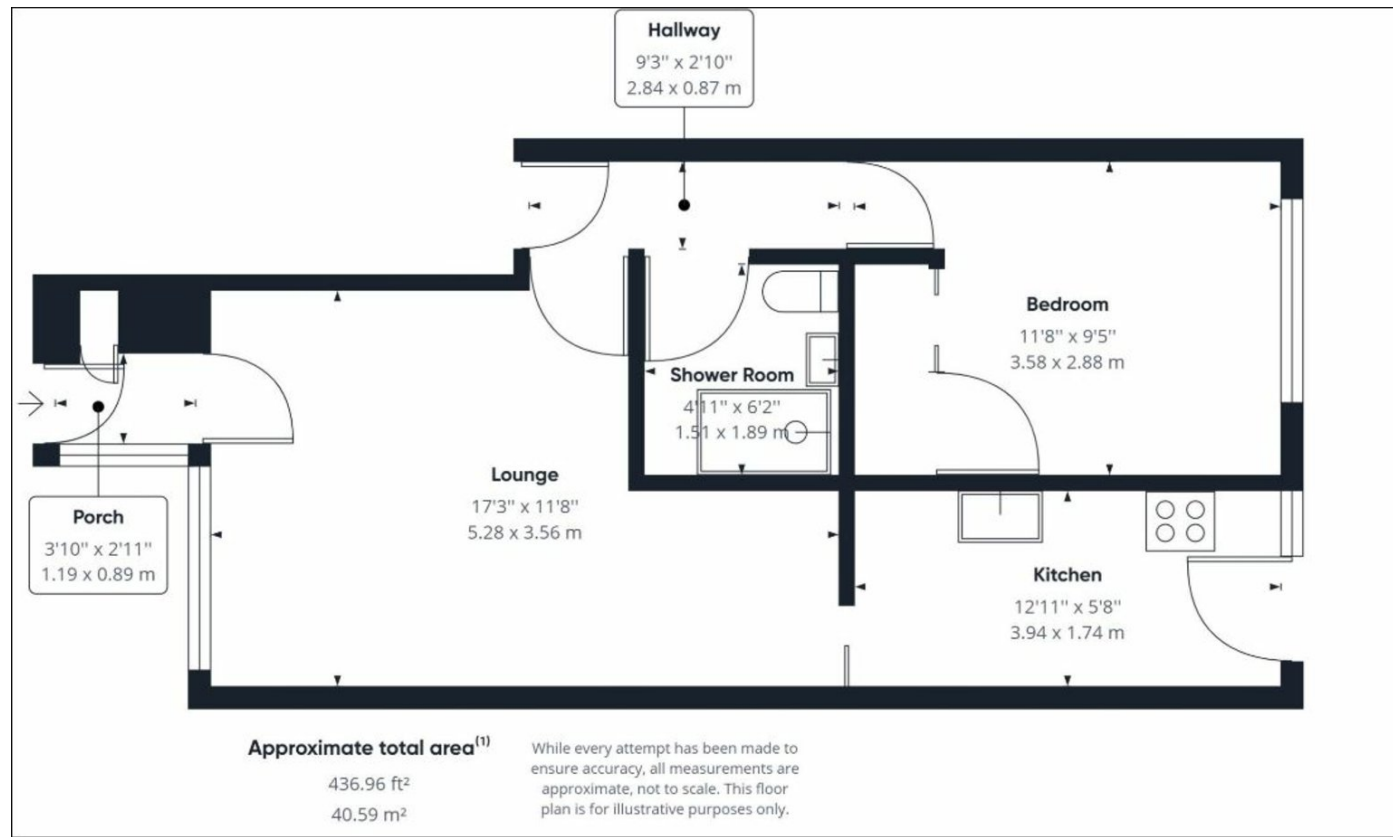
Don't miss out on the opportunity to own this property in a sought-after location. Whether you're a first-time buyer, downsizing, or an investor, this flat is sure to tick all the boxes. This property offers the perfect combination of comfort and convenience. Contact us today to arrange a viewing.

Agents Note: The property is a 999 year leasehold with 952 years remaining.

Council Tax Band A for the period 01/04/2023 to 31/03/24 financial year is £1,509.54



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>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



As part of our service, we may recommend additional services (conveyancing, surveying etc) to you which we believe may help with your property transaction. Please be aware that if you decide to proceed, we may receive a referral fee. We will not refer your details unless you have provided your consent and you are not under any obligation to use any of these services. Full details of these services and referral fees our published on our website.

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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 Tenure: Leasehold  
 01626 364900

Gate Tree Close, Kingsteignton  
 £155,000  
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