



- No Onward Chain
- A Semi-Detached House
- Entrance Hall
- Fitted Kitchen
- Lounge/Diner
- Three Bedrooms
- Family Bathroom
- Rear Garden
- Double Width Driveway
- Cul-De-Sac Location

*Our View "A spacious family home ready to move in to."*



A semi-detached three bedroom house close to the local primary school and the local shop.

Situated in a cul-de-sac location, this three-bedroom semi-detached house with garden and ample parking is offered for sale with no onward chain.

The main accommodation comprises of a fitted kitchen, lounge, diner, three bedrooms, and a bathroom.

On approaching the property, an obscured UPVC glazed front door takes you into the entrance hall with stairs rising to the first floor and a door taking you into the lounge.

The lounge has a rear aspect double glazed window, a radiator, and a square opening into the dining room.

The dining room has UPVC French doors opening out into to the garden, a radiator, and a further square opening into the kitchen.

The modern kitchen has a range of high gloss base and wall units, a three drawer unit, fitted worktop surfaces with tiled surrounds and a single drainer stainless steel sink unit with a double glazed window above. Built in appliances include a four-ring ceramic hob with a chimney extractor hood over and an electric oven under. There are spaces for an under counter fridge and a washing machine. A wall mounted gas fired boiler runs the central heating and hot water systems.

The first-floor landing has a hatch providing access to the roof space and doors to the bedrooms and bathroom.

Bedroom one has a rear aspect double glazed window, a radiator, and a built-in cupboard/wardrobe.

Bedroom two and three both have double glazed windows and radiators with bedroom three having a built-in cupboard/wardrobe with slatted shelving.

The bathroom has a panelled bath with a wall mounted chrome shower over, part tiled walls and a fitted shower screen. There is a pedestal wash hand basin, a low flush WC, a heated towel rail and a rear aspect obscured double glazed window.

The garden to the rear, is accessed via the French doors from the dining room or through a gate on the driveway. Directly behind the property is a paved patio bordered by a stone wall. To the side of the property is a timber deck ideal for al-fresco dining. Wooden fencing provides a good degree of privacy, and a gate gives access to the front and the driveway.

The driveway is double width providing parking for two vehicles.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,012.73



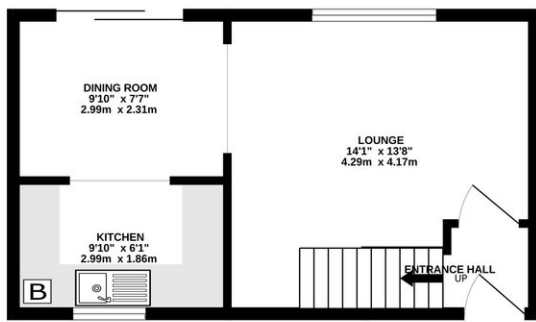


# Energy Efficiency Rating

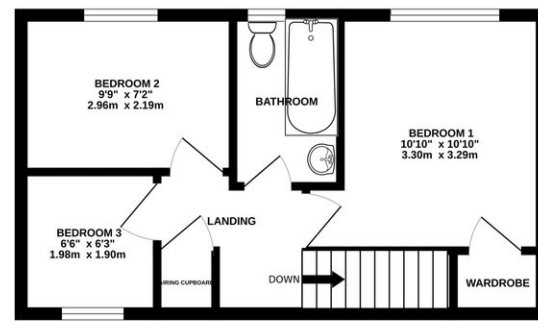
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



GROUND FLOOR



1ST FLOOR



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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**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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Ref: WNA-16468586

Tenure: Freehold

01626 364900

Paddons Coombe, Kingsteignton, Newton Abbot, Devon

£275,000

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