



- 🏠 End Of Terrace House
- 🏠 Two Double Bedrooms
- 🏠 Convenient Central Location
- 🏠 Open Plan Kitchen And Lounge
- 🏠 Bathroom
- 🏠 Balcony
- 🏠 Chain Free



An end of terrace two bedroom house with no onward chain. Ideal for first time buyers or investors.

A two bedroom end of terrace house, immaculately presented throughout. The property is situated in a central location, minutes away from the local shops and amenities.

Offered for sale with no onward chain, the house is a great opportunity for first time buyers or investors seeking a buy-to-let.

The accommodation consists of an open plan lounge/kitchen, two double bedrooms and a family bathroom.

A UPVC front door takes you into the lounge which has stairs rising to the first floor landing, a storage area under, a radiator and a front aspect double glazed window.

The lounge opens into the modern white kitchen which has matching base and wall units, with a drawer, fitted worktop surfaces, with tiled surrounds, a small double glazed side aspect window and a stainless sink unit. Inset induction hob with a chimney style extractor hood over and a built in electric oven. There is a four ring ceramic hob with an extractor hood over and spaces for an automatic washing machine and an upright fridge freezer. The wall mounted gas fired boiler runs the central heating and domestic hot water systems.

The first floor landing has doors to the bedrooms and the bathroom.

Bedroom one has a front aspect double glazed window and a radiator.

Bedroom two has a radiator and a side aspect double glazed window and UPVC door leading out onto a balcony which has wrought iron railings.

The bathroom has a white suite comprising of a panelled bath with tiled surround, a wall mounted shower attachment, pedestal wash hand basin and a low flush WC. There is a radiator and a front aspect obscured double glazed window.

Internal viewings are highly recommended to appreciate this freehold property and its convenient location.

Council Tax Band B for the period 01/04/2022 to 31/03/2023 financial year is £1,665.93.

*Our View "A well-presented house within walking distance of all the local shops and amenities."*





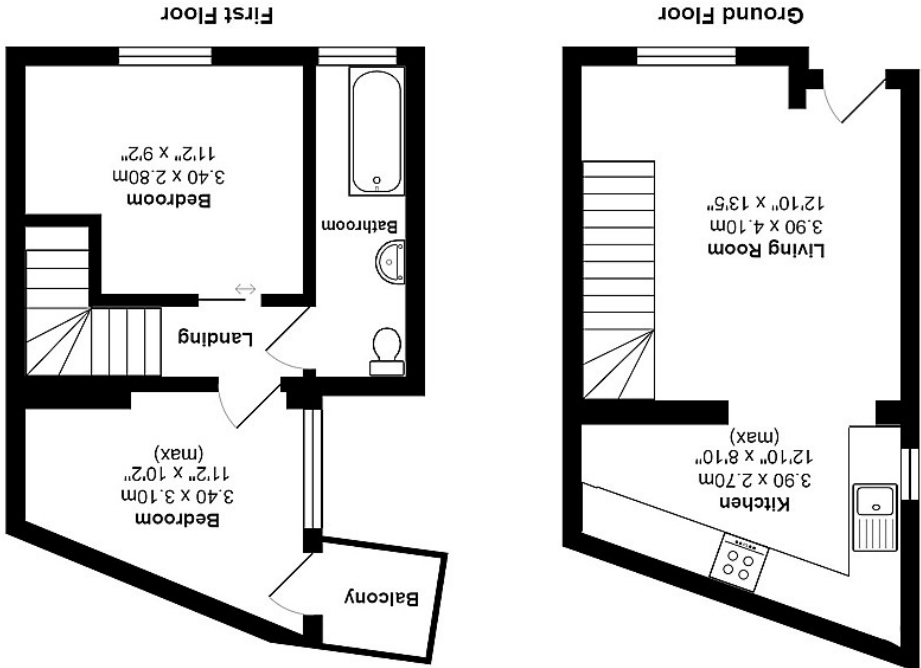
**Notice** - These details have been provided as a general guide and we have no carried out a details survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to 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 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. Unauthorised reproduction of these floor plans and photos is prohibited.



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92-100)	87
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



11 Gestrige Road, Kingsteignton  
 Total Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Ref: L790468  
**01626 364900**

Gestrige Road, Kingsteignton  
 £190,000 Freehold  
**woodshomes.co.uk**