



- Detached Family Home
- Entrance Hall and Cloakroom
- Kitchen and Utility
- Lounge Diner
- Three Bedrooms
- Family Bathroom
- Rear Garden and Side Garden
- Parking and Garage
- Popular Location
- Good Access to Amenities

Our View "Viewing highly recommended in order to fully appreciate this lovely property and its convenient location"

A delightful detached three bedroom family home with two gardens, driveway parking and a single garage.

A well presented three bedroom detached house situated in the popular area of Rydon within walking distance of the highly regarded Rydon primary school and the local bus route. Kingsteignton has good access to the A380 with the A30 beyond.

The property offers good size accommodation comprising of a storm porch, entrance hall, ground floor cloakroom, kitchen with utility area, lounge/dining room, three bedrooms and a family bathroom.

Outside there is driveway parking a detached single garage a rear patio garden and an attractive side garden. The property benefits from cavity wall insulation, loft insulation, a combination boiler, (installed in 2018) running the gas central heating and hot water systems and UPVC double glazing.

On approaching the property there is a covered storm porch with a front door taking you through to the entrance hall or a side door taking you through to the kitchen. The hallway has stairs rising to the first floor, radiator, coving and doors to the kitchen, lounge, and cloakroom.

The ground floor cloakroom has a low flush WC, wash hand basin set in vanity unit with a cupboard below, radiator and an obscure glazed window to front aspect.

The kitchen has a good range of wooden grey shaker style wall and base level kitchen units with drawers and matching display shelves, tiled splash backs, work surfaces, and a one and half bowl stainless steel sink unit with window above. There is space and plumbing for a dishwasher. Built in appliances include a double oven, microwave, fridge freezer and a four-ring gas hob with concealed extractor hood above.

The utility area has matching units, a work surface with tiled splash backs, radiator, fitted shelving, a door providing access to the side of the property and space and plumbing for a washing machine.

The lounge/dining room has an under stairs storage cupboard, space for small table and chairs, coving, radiator and sliding patio doors leading out to the garden with an adjacent window. There is a concealed chimney breast but we have been advised that an open fire existed previously and could be reinstated.

The first-floor landing has a loft hatch providing access to the roof space and an airing cupboard housing the combination boiler.

Bedroom one is a good size double room enjoying a double aspect with windows to the front and side and having a radiator.

Bedroom two is another double room with a radiator, window to the rear aspect and a built-in double wardrobe.

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

The family bathroom has a panelled bath with shower attachment over, low flush WC, pedestal wash hand basin, part tiled walls, radiator and an obscured glazed window.

Outside, to the front of the property there are a couple of low paved steps taking you down to the front door. There are gravel borders ideal for potted plants. There is driveway parking for two vehicles, which leads to the detached single garage.

The garage has an up and over door, power, light, eaves storage and a courtesy door out to the rear garden.

The delightful rear garden has been designed with ease of maintenance in mind and makes an ideal space to sit out and relax. The garden is fully enclosed by fencing providing privacy and is paved with raised flower bed borders. On one side, a timber gate allows access to the side of the house which also provides an additional storage area. On the other side, a gate opens on to the driveway.

A particular feature is the charming side garden tucked away beside the garage, and cleverly divided into three well planned sections. The first section has a delightful paved terrace ideal for alfresco dining, the second section has a neat and tidy lawn interspersed with stepping stones and bordered by well established flower beds and the third section, approached through poly-tunnels also used for potting plants, is a compost area.

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

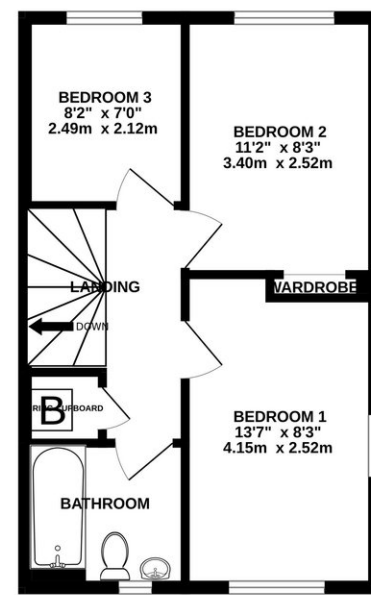
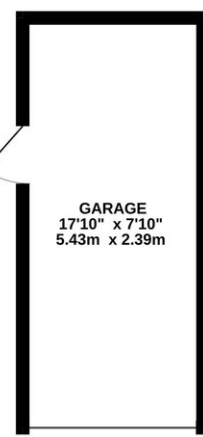
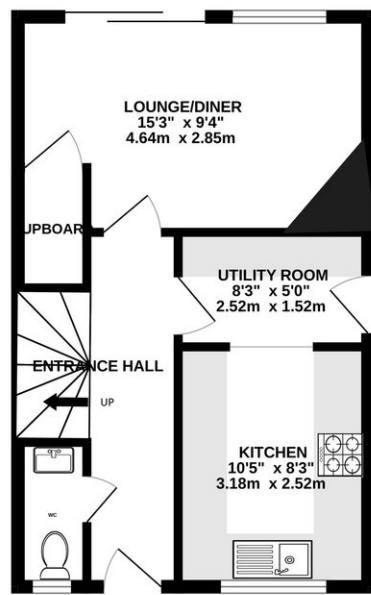


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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 listed 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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Tenure:
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£325,000

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