



- Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge/Dining Room and Kitchen
- Modern Bathroom
- UPVC Double Glazing And Gas Central Heating
- Garage And Driveway Parking
- Good Size Rear Garden
- Convenient Location Close to Amenities

Our View "A well presented family home in a central location"

Located towards the end of a quiet cul de sac is this well presented semi detached family home situated on a large plot and benefitting from driveway parking and garage.



Situated in a quiet cul de sac, this well presented semi-detached family home is sure to impress. The property boasts a spacious open plan lounge/dining room and kitchen, providing ample space for entertaining guests or relaxing with the family.

A UPVC double glazed main entrance door opens into the reception porch with space for cloaks hanging, a radiator and a timber and glazed door into the lounge.

The lounge features a UPVC double glazed window with views over the front garden, stairs rising to the first floor landing and a wall mounted contemporary coal effect glass fire. There are wall light points and an archway taking you through to the dining room which also has wall light points and double glazed sliding patio doors out to the rear patio and garden. A further archway takes you into the kitchen.

The modern kitchen is fitted with a range of wall, base, and drawer units, complemented by work surfaces and tiled splash backs. There is a double oven and five-ring gas hob with extractor hood over, an integrated dishwasher and an integrated fridge/freezer. The one and a half bowl ceramic sink unit has a double glazed window above looking over the rear garden.

Moving upstairs, a hatch provides access to the roof space.

The property offers two double bedrooms and a single bedroom, perfect for use as a home office or nursery.

The bathroom features a modern white suite, including a panelled bath with folding shower screen and shower unit over, a low-level WC concealed in a unit providing a shelf above and a vanity sink unit with cupboards to the side, a lighted pelmet above and cupboards under. The walls are fully tiled and there is a heated towel rail.

Outside, the front garden is mainly laid to lawn bordered by a picket fence with a block paved pathway taking you to the front door.

A driveway provides off-road parking for two cars and leads to the single garage, which has light, power, and plumbing for a washing machine. The garage also has eaves storage, a courtesy door into the rear garden and houses the wall mounted gas fired boiler.

The rear garden has a large paved patio area and a good expanse of level lawn perfect for outdoor entertaining. The patio extends to the side of the house where a timber gate gives access to the driveway. The garden offers a good degree of privacy and there is also a flower bed.

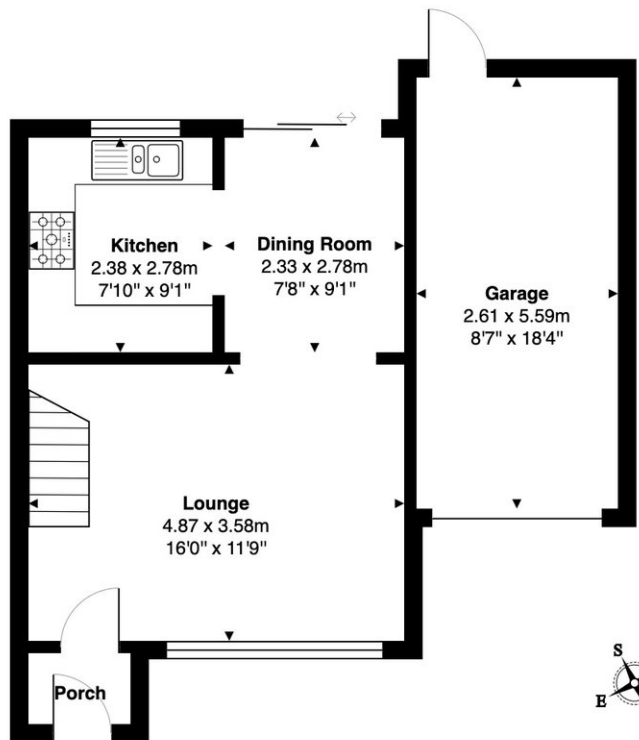
Located in a convenient area close to amenities, this property is an ideal family home. Internal viewing is highly recommended to fully appreciate the space and outdoor area on offer.

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

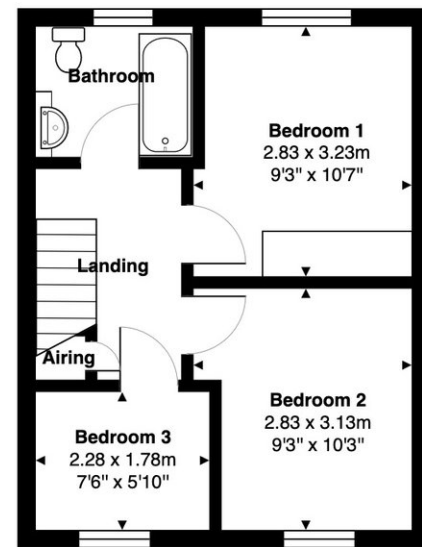


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor
Approx Area: 48.5 m² ... 522 ft²



First Floor
Approx Area: 31.8 m² ... 342 ft²



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 are 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.

© Unauthorised reproduction of photos and plans is prohibited.



Ref: WNA-27519315

Tenure: Freehold

01626 364900

Daws Meadow, Kingsteignton

£299,950

woodshomes.co.uk