



Our View "A well presented extended bungalow in a sought after cul-de-sac "

- Extended Semi Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen With Appliances
- Lounge With Focal Fireplace
- Conservatory Extension
- Modern Family Shower Room
- Converted Garage/Utility Room
- Enclosed Rear Garden
- Offered For Sale With No Onward Chain

A delightful semi detached extended bungalow situated in a cul-de-sac on a level plot in the highly sought after Rydon area of Kingsteignton.

On entering the bungalow the entrance hall has oak doors providing access to all the rooms within the bungalow. The lounge is a spacious and inviting room, with a fireplace providing a cosy focal point and a light tunnel with a velux window adding additional light. The lounge opens into a large conservatory, creating a versatile space that could be used as a dining area or an additional seating area. The conservatory also has a door through to the kitchen and doors out to the enclosed rear garden.

The modern kitchen has been extended and is fitted with a range of appliances, including an eye level "Neff" double oven, an induction hob and a chimney style extractor fan. The kitchen offers ample storage space with a range of base and wall units, a drawer unit and a wine rack. There is a stainless steel sink unit, fitted working surfaces with tiled splash backs and a breakfast bar. A matching cupboard houses the gas fired combination boiler and a light tunnel with a velux window adds additional light.

There are two double bedrooms, both of which are well-proportioned with bedroom one having a built in double wardrobe with mirror fronted sliding doors, hanging rail and fitted shelving.

The property also benefits from a modern family shower room comprising of a walk-in shower cubicle, a low flush WC, a bidet and a vanity style sink unit with cupboard under.

Externally, the property offers off-road parking on the drive, as well as a low maintenance front garden. The single garage has been converted into a utility/store room, which provides ample storage space, a stainless steel sink unit, fitted working surface, plumbing and space for a washing machine and space for a tumble dryer. There is a double glazed door to the front, double glazed windows and a timber courtesy door into the garden.

To the rear of the property there is an enclosed garden which is mainly laid to lawn with a timber decked area, flower bed borders, a raised flower bed and a paved pathway to the courtesy door of the converted garage. A timber side gate gives access to the driveway.

This charming bungalow is offered for sale with no onward chain, making it an ideal opportunity for those looking to move quickly. Located in the highly sought-after Rydon area of Kingsteignton, the property is within easy reach of local amenities, schools, and transport links.

Overall, this extended semi-detached bungalow offers spacious and versatile accommodation, and is well presented throughout. With its convenient location, modern features, and enclosed garden, this property would make an ideal home for a range of buyers. Early viewing is highly recommended.

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		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Conservatory
4.20 x 2.70m
13'9" x 8'10"

Living Room
3.90 x 4.10m
12'10" x 13'5"

Bedroom
2.70 x 3.80m
8'10" x 12'6"

Hall

Bedroom
2.70 x 3.10m
8'10" x 10'2"

Shower Room

Kitchen
3.70 x 2.60m
12'2" x 8'6"

Garage
2.60 x 5.30m
8'6" x 17'5"

14 Belmont Close, Kingsteignton

Total Area: 69.5 m² ... 748 ft² (excluding garage)

All measurements are approximate and for display purposes only

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-12543983

Tenure: Freehold

01626 364900

Asking Price £299,950

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