



- Well Appointed Link Detached House
- Fitted Kitchen
- Lounge And Dining Room
- Conservatory
- Main Bedroom En-suite
- Two Further Bedrooms
- Family Bathroom
- Secluded Sunny Rear Garden
- Garage And Driveway Parking

Our View "A nicely presented link-detached house in a quiet cul-de-sac location"

A nicely presented link-detached house in a quiet cul-de-sac location



Located in a quiet cul-de-sac location is this well-appointed link-detached three bedroom house, which has been well cared for and maintained by the current owner. The main bedroom is en-suite and there is also the advantage of a ground floor cloakroom. Further accommodation comprises of: Lounge, dining room, fitted kitchen, conservatory and a family bathroom. In addition there is a garage and a driveway for parking as well as a delightful enclosed garden to the rear offering a good degree of privacy and sunshine.

A composite front door takes you into the hallway which has stairs rising to the first floor landing, a radiator and doors to:

The cloakroom with a low flush WC, a corner pedestal wash hand basin, a radiator and a front aspect obscured double glazed window.

The lounge has a feature fireplace with a wooden over mantle and surround, marble effect inset and hearth also incorporating an electric fire. There are two radiators, a front aspect double glazed window and double doors open into the dining room.

The dining room has UPVC French doors into the conservatory, a deep under stairs storage cupboard and a radiator. A door takes you into the kitchen.

The kitchen has a range of matching fitted base and wall units, drawer unit, fitted worktop surfaces and a stainless steel single drainer sink unit. There are tiled surrounds and a double glazed window above the sink looking into the conservatory. Built in appliances include a four ring gas hob with concealed extractor hood above and a built in electric double oven. There are spaces for a washing machine, a tall fridge freezer and a small dishwasher. A cupboard houses the gas fired boiler.

The first floor landing has a double glazed window to the side and a loft hatch giving access to the loft space. An airing cupboard houses the hot water cylinder.

The main bedroom En-suite has a double glazed window to the rear aspect, a radiator and built in floor to ceiling wardrobes.

The En-suite has a built in shower cubicle with tiled walls and wall mounted shower. There is a pedestal wash hand basin with fitted mirror, shaving point and light above, a low flush WC, radiator and obscured double glazed window.

Bedroom two has a double glazed window to the front aspect and a radiator.

Bedroom three also has a double glazed window to the front aspect, a radiator and a built in storage cupboard/wardrobe over the stairwell.

The family bathroom has a panelled bath with a wall mounted shower above, part tiled walls a pedestal wash hand basin, with mirror, shaver point and light above, a low flush WC, a radiator and a rear aspect obscured double glazed window.

Outside; the rear garden, accessed from the conservatory, is secluded and mostly laid to lawn with a raised timber decked patio in one corner and an additional patio area to the side. To the front there is a driveway leading to the single garage.

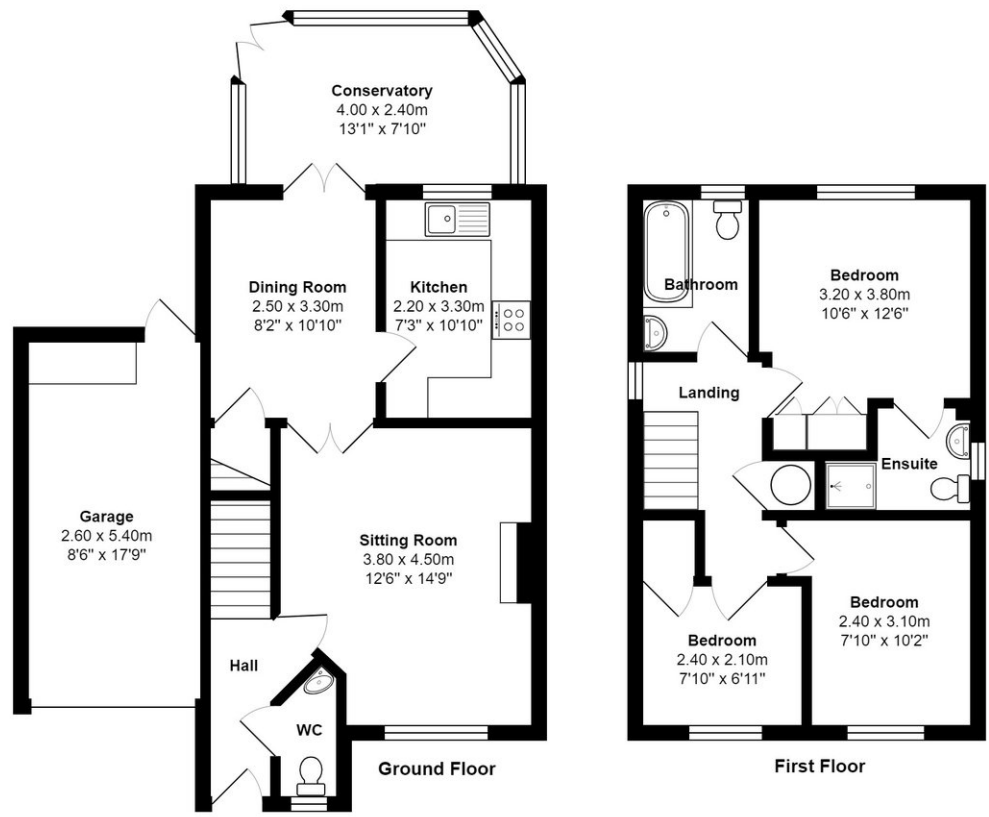
The garage has an up and over door power and light, eaves storage and a courtesy door out to the rear garden.

Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2,264.31



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



24 St Columba Close, Kingsteignton
 Total Area: 90.2 m² ... 971 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-13272882

Tenure: Freehold

01626 364900

St. Columba Close, Kingsteignton

£329,950

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