



- Well-Presented Detached House
- Situated in a Popular Location
- No Onward Chain
- Entrance with Cloakroom
- Modern Kitchen
- Lounge with Conservatory
- Four Bedrooms
- Family Bathroom
- Low Maintenance Enclosed Garden
- Garage and Ample Driveway Parking

Our View "Situated in a convenient location with good access to local amenities and facilities"

A well-presented four bedroom detached house, situated in the popular area of Knowles Hill with good access to the town centre. Offered for sale with no onward chain.

A well-presented four-bedroom detached property with garage, ample driveway parking and enclosed rear garden. Situated in a quiet cul-de-sac in the popular location of Knowles Hill the property is conveniently located within easy reach of the town centre, schools, leisure centre, local amenities, the hospital and a bus route.

The accommodation comprises of an entrance hall, cloakroom/WC, integral garage, modern fitted kitchen, lounge, conservatory, four bedrooms and a family bathroom. Outside there is ample driveway parking for a number of cars and a low maintenance rear garden.

On approaching the property there is a tarmac driveway leading to the garage and the storm porch above the front door.

The obscure double-glazed door takes you into the entrance hall which has wood effect laminate flooring, coved ceiling, radiator, inset spot lights, stairs rising to the first floor landing and oak doors giving access to the integral garage, kitchen, lounge and cloakroom. The cloakroom has a low flush WC, wall mounted wash hand basin, with tiled splash back and an extractor fan.

The kitchen has a good range of high gloss wall and base level kitchen units, incorporating drawers, and a pull out larder cupboard. There are wood effect working surfaces with matching up stands, a stainless steel one and half bowl sink unit with a UPVC double glazed window above, and a cupboard housing the wall mounted gas fired combination boiler. A further unit with cupboards and drawers houses the eye level double oven and grill, a microwave and a tall integrated fridge. There is a four ring gas hob, with glass splash back, and concealed extractor hood above, an integrated dishwasher, a wine rack, coved ceiling, wood effect laminate flooring and a UPVC obscure double glazed door to the side aspect.

The lounge has a feature coal effect gas fire set in stone fireplace with over mantle and hearth, two radiators, a coved ceiling, an under stairs storage cupboard, a UPVC double glazed window over looking the garden and UPVC sliding patio doors into the conservatory.

The conservatory has a UPVC double glazed ceiling and windows to three sides, vinyl flooring, two radiators, and wall mounted air conditioning unit and UPVC double glazed French doors out to the rear garden.

There is a half landing with a UPVC double glazed window providing natural light to the stairs and the main landing. The landing has a coved ceiling, oak doors to all the bedrooms and bathroom and a loft hatch providing access to the roof space, which is partially boarded.

Bedroom one is a good size room with a UPVC double glazed window to the front aspect, coved ceiling, radiator and a built-in wardrobe with mirror fronted sliding doors, hanging rail and a shelf unit.

Bedroom two has a UPVC double glazed window to the rear aspect, coved ceiling, radiator, and a built-in wardrobe with mirror fronted sliding doors, hanging rail, drawer stack and shelving.

Bedroom three has a UPVC double glazed window to the rear aspect, coved ceiling, radiator and a built-in cupboard with slatted shelving and hanging rail. Bedroom four has a UPVC double glazed window to the front aspect, coved ceiling and a radiator.

The fully tiled modern family bathroom has a panelled bath with chrome wall mounted shower unit above, shower screen, wash hand basin, set in vanity unit with cupboards and drawers below and a low flush WC set in a unit concealing the fittings and having a shelf above. There is a chrome heated towel rail, extractor fan, inset spot lights, a mirror with light and a UPVC obscure double-glazed window.

Outside, the rear garden is enclosed and has been landscaped with ease of maintenance in mind; a decked pathway leads around the property providing access to the side gate, which is ideal for bin storage. Steps lead from the decked path to a raised garden laid to Astro turf bordered by a raised gravel flower bed and a wrought iron balustrade. The garden is enclosed by timber fencing.

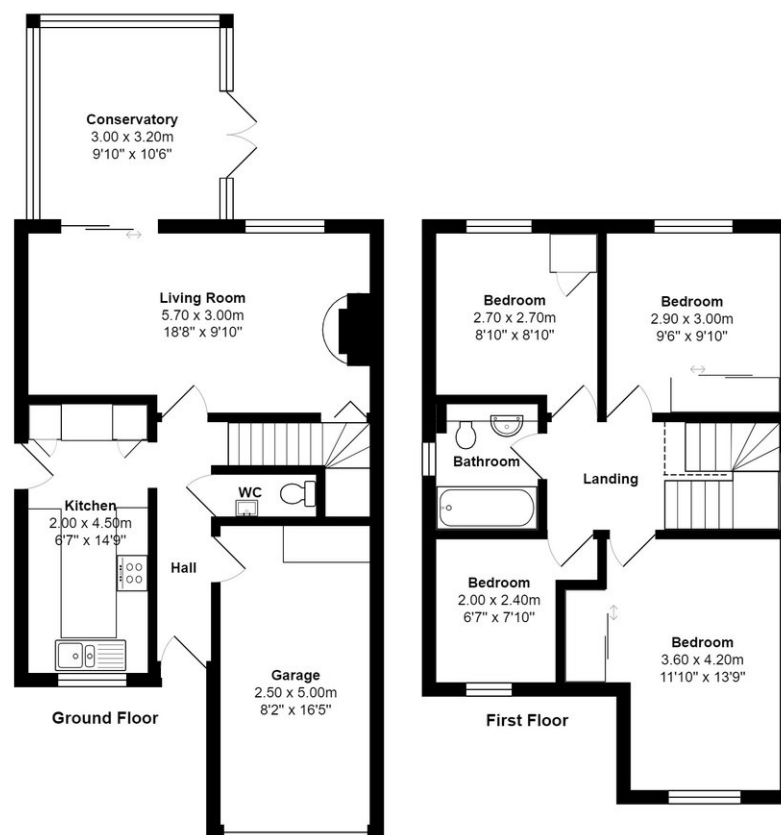
The garage is accessed via an up and over door to the front or from a door in the hallway. There is power and light connected. To the rear of the garage, there is a utility area with space and plumbing for a washing machine and a tumble dryer with a working surface above and a further space for a tall upright appliance.

Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2,333.45



Energy Efficiency Rating

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



2 Paynsford Mews, Newton Abbot
 Total Area: 93.1 m² ... 1002 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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Tenure: Freehold

01626 364900

Paynsford Mews, Knowles Hill, Newton Abbot
 Asking Price £350,000

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