



Our View "Beautifully presented property with larger than average garden. Must be seen."

- Well presented spacious three bedroom detached house
- Modern triple aspect kitchen/diner with integrated appliances
- Spacious lounge with French doors to the rear garden
- Modern family bathroom
- En-suite shower room to master bedroom
- Large enclosed rear garden
- Single garage and driveway parking
- Cul-de-sac location

Well presented three bedroom detached house offering spacious accommodation. Lounge, kitchen/dining room, master to en-suite, family bathroom, garage, large garden and parking for 2/3 cars. Must be seen.



This detached house provides well-presented spacious accommodation and benefits from having a triple aspect lounge, modern kitchen with integrated appliances, large enclosed garden, en-suite to master, single garage and driveway parking for two cars.

The accommodation comprises of entrance hallway with understairs storage cupboard and a separate door leading to a downstairs cloakroom. A glazed door leads into an open plan kitchen/dining room complete with a range of navy fronted base and eye level cupboards with integrated appliances. French doors lead out to the rear garden. The separate triple aspect living room provides a sizeable space with a further set of French doors opening onto the large rear garden.

On the first floor you will find three good sized bedrooms. The master bedroom is double aspect with a built in wardrobe and also has an en-suite shower room comprising of white suite with wall mounted wash basin, oversized shower cubicle with sliding door, low level WC and ladder style towel rail. There are two further bedrooms one of which overlooks the front aspect of the property and the third which is double aspect and overlooks the rear aspect of the property. The family bathroom is also fitted with a high quality white suite with shower over bath, screen, low level WC, wall mounted wash basin and tall ladder style towel rail.



Outside, to the front of the property there is a garden which is mostly laid to lawn with raised bed surround, inset with pathway leading to the front door. At the side of the property there is a driveway with ample parking for up to three cars and a single garage which has power and light with up and over door. The rear garden is larger than expected with a terrace running along the rear of the property and a patio area to rear of kitchen/ dining room. The main part of the garden is laid to lawn with a raised decked area to one corner which catches the late evening sun. There is a courtesy door to the garage accessed via a pathway and a timber gate also giving access to the driveway.

Tenure: Freehold

Services: Mains gas, electricity, drainage and water.

Council Tax: Band 'D'

EPC Rating: 'B'

Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2,272.15.

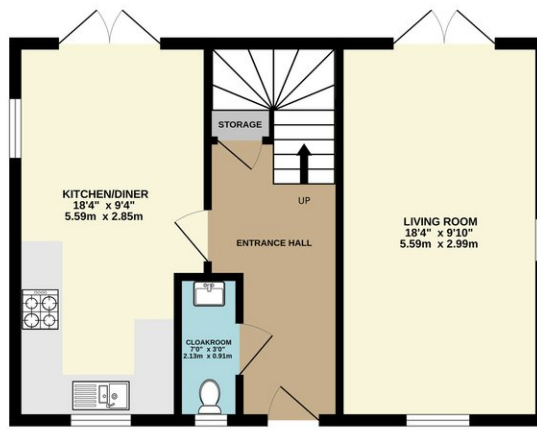


Energy Efficiency Rating

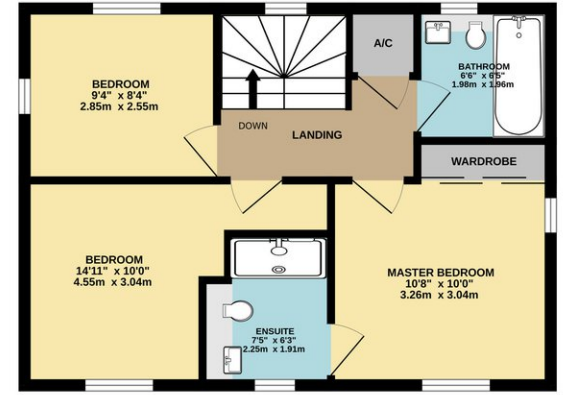
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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 tested 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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Ref: WCA-43290439

Tenure: Freehold

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Marriott Way, Bovey Tracey, Newton Abbot, Devon

£395,000

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