



- Semi detached house
- Two double bedrooms
- Good size kitchen breakfast room
- Conservatory extension
- Family bathroom
- Downstairs cloakroom
- Good size lounge
- Corner plot gardens
- Parking for two in front of the house
- Chain Free

Our View "A Lovely home with the added bonus of built in bedroom furniture"

A well presented semi detached house with a ground floor wc, parking and garden.

Calvados Park is an exceptional semi-detached house on a corner plot, presented in particularly good order throughout with double width parking to the front.

The accommodation comprises of: lounge, large kitchen/breakfast room, conservatory, downstairs cloakroom, two double bedrooms, with built in bedroom furniture, and a family bathroom.

The kitchen has white gloss units with space saving extras such as a larder cupboard with pull-out racks, a pull-out ironing board and bin units and slow closing drawers and kick board lighting. Worktop surfaces with a stainless-steel sink and tiled surround, a double-glazed window looking into the conservatory, built in electric cooker and grill, four ring gas hob with chimney extractor hood over and spaces for a dishwasher, washing machine, tumble dryer and an upright fridge freezer. There are dual aspect glazed windows, one looking into the conservatory the other to the front aspect, and a radiator.

The lounge has stairs rising to the first-floor landing, a front aspect double glazed window, two radiators and a small under stairs storage cupboard and a timber and glazed door into the conservatory.

The UPVC conservatory has double glazed windows and French doors into the garden. It provides an ideal dining space.

The downstairs cloakroom has vanity style sink unit with cupboard under, a low flush WC, radiator and a front aspect obscured double glazed window.

The first-floor landing has a double-glazed window with far reaching views over the surrounding area and doors to the two bedrooms and the bathroom.

The main bedroom has an excellent range of fitted bedroom furniture which includes ample wardrobe space, drawers, and overhead storage cupboards. There is a front aspect double glazed window and a radiator.

Bedroom two also benefits from having fitted bedroom furniture which again includes wardrobes, drawers and overhead storage cupboards. There is a hatch providing access to the roof space, a front aspect double glazed window and a radiator.

The family bathroom has a corner bath with tiled surrounds and a wall mounted chrome shower with fittings for a shower curtain. There is a pedestal wash hand basin with tiled splash back and an illuminated mirror over, a Low flush WC, heated towel rail and a rear aspect obscured double glazed window.

The southerly facing gardens are fully enclosed and are landscaped for ease of use and enjoyment. There are patio areas, timber decking, a lawn and a timber-built garden shed.

Wood's strongly recommended an early inspection to appreciate all that is on offer.

Council Tax Band C for the period 01/04/2023 to 31/03/2024 financial year is £2,012.73

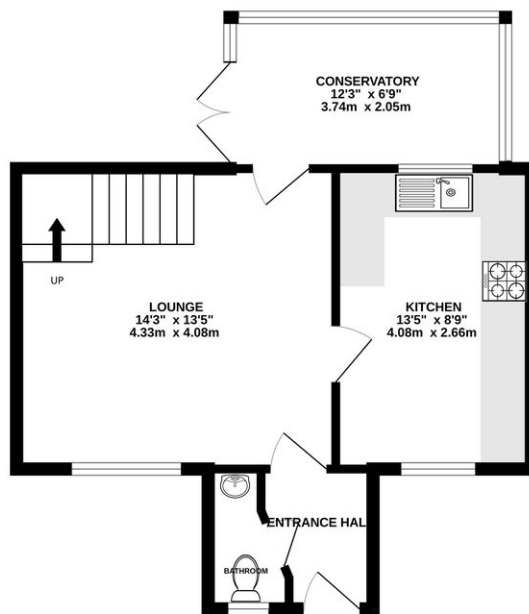


Energy Efficiency Rating

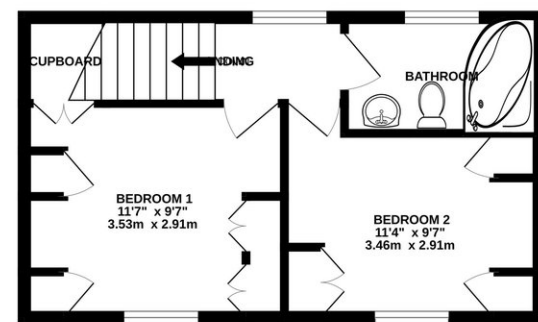
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

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Calvados Park, Kingsteignton, Newton Abbot

Ref: WNA-1398373

Tenure: Freehold

01626 364900

£250,000

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