



- Entrance Hallway
- Lounge
- Large Kitchen Breakfast Room
- Re-Fitted Modern Bathroom
- Three Bedrooms
- Large Attractive Garden
- Lock up Storage with Power and Light
- Off Road Parking
- Enclosed Rear Porch/Lobby

*Our View " A well presented family home with a large attractive garden and two lock up storage units"*

A three bedroom terraced house with entrance hallway, lounge with a modern fireplace, which is open plan to the large kitchen/breakfast room, modern refitted bathroom, rear enclosed lobby, large rear garden, with a brick built barbecue and two lock up store rooms with power and light. In addition there is under house storage and off road parking.



This charming three bedroom terraced house in Kingsteignton offers a fantastic opportunity for first time buyers or as a family home. The property boasts an entrance hallway leading into a cosy lounge with a modern wall mounted gas fire, a useful under stairs storage cupboard and laminated flooring. The lounge is open plan to a large and inviting kitchen/breakfast room.

The kitchen breakfast room has a range of matching wall and base units, space and plumbing for a dishwasher, space for a fridge freezer, space for an electric cooker and space for a table and chairs, perfect for entertaining guests or enjoying family meals together.

Upstairs there are three bedrooms each having feature wood panelling to the walls and picture rails.

The principle room is a really good size and has a deep built in storage cupboard/wardrobe also housing the gas fired boiler and hot water cylinder.

The re-fitted modern bathroom is on the ground floor and has a white suite comprising of a panelled bath with a glass shower screen and electric shower over, a vanity sink unit with cupboards under and a low flush WC with concealed fittings. There is an obscured glazed window, a heated towel rail and ceramic tiling to the walls and floor.



The large attractive garden is a real highlight of this property, with a brick built barbecue for outdoor entertaining and two lock up storage rooms, one having plumbing for an automatic washing machine along with space and a vent for a tumble dryer. There is power and light and the useful addition of an outside water tap.

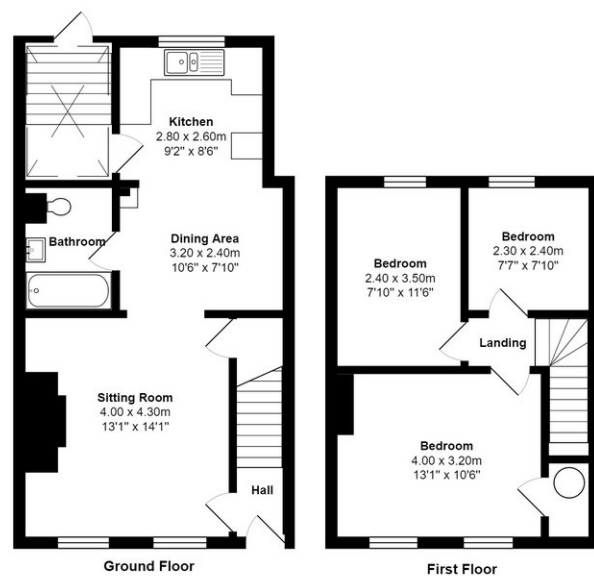
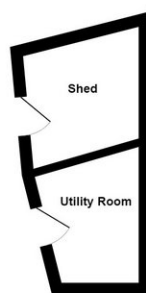
Further features include a rear enclosed porch/lobby for added security, under house storage and off road parking. Don't miss out on the opportunity to make this well presented house your new home

Council Tax B for the period 01/04/2023 to 31/03/24 financial year is £1,761.13



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



47 Crossley Moor Road, Kingsteignton  
Total Area: 81.6 m<sup>2</sup> ... 879 ft<sup>2</sup> (excluding utility room, shed)

All measurements are approximate and for display purposes only



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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Crossley Moor Road, Kingsteignton, Newton Abbot, Devon

Ref: WNA-2216516

Tenure: Freehold

01626 364900

Asking Price £260,000

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