



- Semi detached House
- Three/Four Bedrooms
- Lounge/Diner
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Garage Conversion/Bedroom Four/Annexe
- Driveway Parking
- Gardens To Front Rear And Side
- Chain Free

*Our View "A spacious semi detached house close to all amenities and offered for sale chain free"*

A spacious three bedroomed semi-detached family home with UPVC double glazing and gas central heating throughout. Located in a quiet Cul-de-sac position the property is on a unique corner plot offering ample parking and gardens to the front side and rear. The garage has been converted into a large room/annexe and has a shower cubicle and vanity sink unit with a low flush WC, off the the utility room behind.

The property is situated within walking distance of the popular local schools, the main shops and all other amenities.

On entering the entrance hallway there is an under stairs storage cupboard, stairs rising to the first floor landing and doors taking you into good size lounge/diner and the kitchen.

The lovely light lounge/diner has double aspect windows to the front and rear, a focal fireplace, with timber surround and over mantle which also incorporates an inset remote control electric Glo light fire, laminated flooring and a serving hatch through to the kitchen.

The kitchen/diner is fitted with a range of base units, drawers and matching wall cabinets which also incorporates a wine rack. There is a stainless steel one and a half bowl single drainer sink unit with a window above and space for a fridge/freezer.

The utility room can be accessed from a door in the kitchen and has space and plumbing for an automatic washing machine, a wall mounted gas fired boiler and a door to the rear garden.

Further doors take you into the garage conversion/annexe room and the ground floor cloakroom.

The garage conversion is a lovely size room ideal for an elderly relative or a teenager requiring their own private space. There are double glazed windows, a door to the driveway and front garden, a vanity sink unit with cupboards under and a built in tiled shower cubicle.

A door takes you into the utility room where the door to the cloakroom can be found.

On rising to the first floor landing there is access to the loft space, a window above the stairs and doors to the three bedrooms and the shower room.

The main bedroom is a spacious double room with a window to the front aspect and a built in double wardrobe .

Bedroom two is also a double room with a window to the rear aspect and a built in double wardrobe.

Bedroom three is a single and has a double glazed window which overlooks the front aspect of the property.

The shower room has been re-fitted and has a shower cubicle with a glass and chrome sliding door, an electric shower over, and water panelling to the walls. There is a built in vanity sink unit with cupboard under which extends to conceal the fittings of the low flush WC with a shelf above. There is a heated towel rail and an obscure double glazed window.

The gardens to the rear are mainly laid to lawn with a raised stone flower bed. There is a large paved patio to the side of the house and a lawn to the front bordered by a flower bed. A concrete driveway allows off road parking.

The property offers the potential to extend as others in the Cul de sac have done but it would be subject to the usual planning consents.

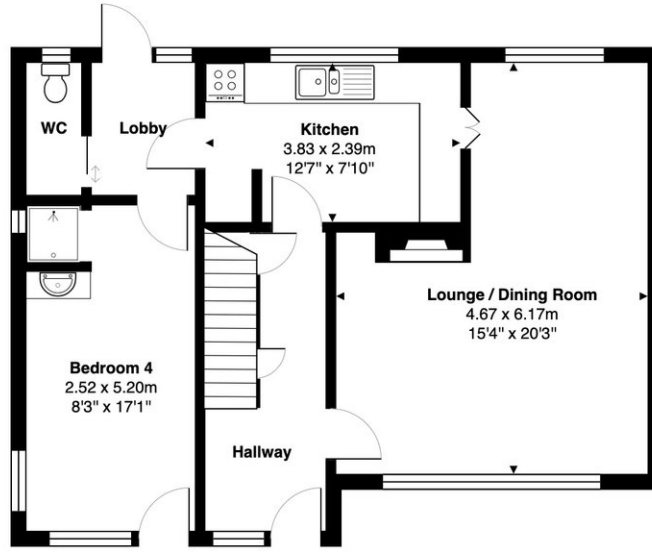
Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,264.31



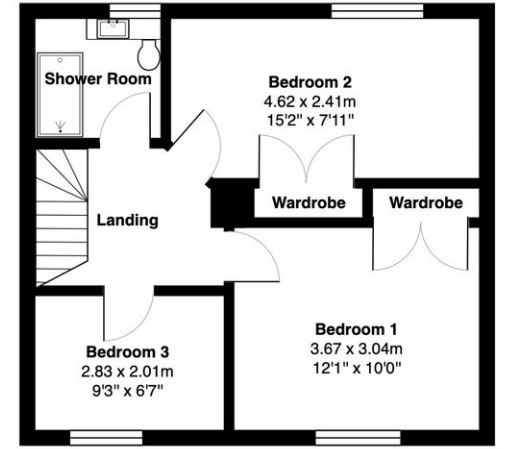


# Energy Efficiency Rating

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



**Ground Floor**  
Approx Area: 60.4 m<sup>2</sup> ... 651 ft<sup>2</sup>



**First Floor**  
Approx Area: 41.1 m<sup>2</sup> ... 442 ft<sup>2</sup>



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Whitears Way, Kingsteignton, Devon

Asking Price £310,000

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Ref: WNA-29498858

Tenure: Freehold

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