



- Semi Detached House
- Two Double Bedrooms
- Good Size Lounge
- Fitted Kitchen
- Conservatory & Utility Room
- Bathroom With Shower
- Ground Floor Cloakroom
- Enclosed Level Rear Garden
- Driveway Parking
- Cul De Sac Location

*Our View "A spacious semi detached house with the advantage of a utility room and downstairs cloakroom"*

This well-presented semi detached house offers comfortable and convenient living accommodation.

With a large lounge, conservatory, utility room, downstairs cloakroom, two double bedrooms and a bathroom, this property is perfect for individuals, couples or small families.



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Approaching the property, there is a paved pathway leading to the front door. To the side of this there is a lawn and a long driveway. Upon entering the hallway it takes you into the kitchen and the lounge.

The fitted kitchen features base and wall units with drawers, worktop surfaces, and a one and a half bowl single drainer sink unit. The front aspect double glazed window allows natural light into the kitchen. Built-in appliances include a four-ring gas hob with an extractor above and an electric double oven and grill. Additionally, there are spaces for a washing machine and a dishwasher. The wall mounted gas fired boiler efficiently runs the gas central heating and hot water systems.

The lounge is tastefully decorated with a feature wall, has a double glazed window to the side, stairs rising to the first floor landing, and a sliding door giving access to the conservatory and in turn the utility room and ground floor cloakroom.

The conservatory features double glazed windows, with one side having obscured glazing for extra privacy. The UPVC stable door opens out into the garden.

The utility room is accessible from the conservatory and features a Belfast style sink with a cupboard under, wooden worktops, and space for an upright fridge freezer. There is a rear aspect double glazed window and a UPVC door to the outside.

A further door takes you into the ground floor cloakroom which has a low flush WC and a wash hand basin.

Continuing up to the first floor, the landing has a loft hatch granting access to the roof space and doors to the bedrooms and the bathroom.

Both of the bedrooms have double glazed windows and radiators with the main bedroom having a feature wood panelled wall.

The bathroom has a panelled bath with a wall-mounted electric shower above, part tiled walls, and a fitted shower screen. A low flush WC is concealed within a fitted unit, which also incorporates the wash hand basin and allows for a fitted shelf above. The double glazed window has obscured glazing, ensuring privacy, and there is a heated towel rail.

Outside the enclosed rear garden is level and has raised flower beds with the central area been laid to artificial turf framed by low stone borders. Stepping stones take you to a large summer house. There is a seating area directly from the conservatory and an outside water tap.

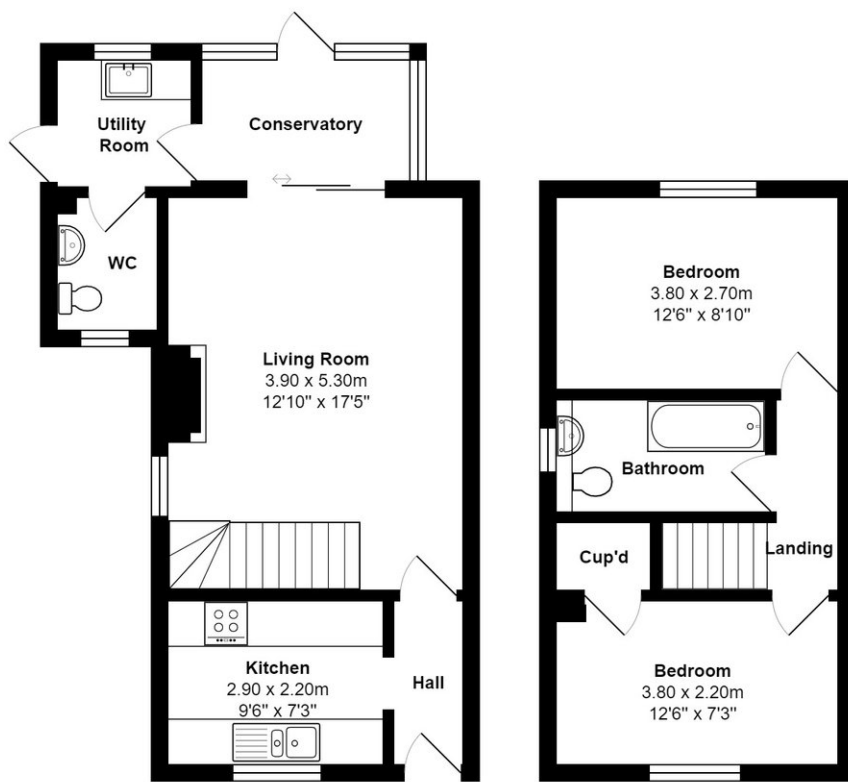
Overall, this delightful house offers a good living space in a convenient location and we would highly recommend an internal viewing to fully appreciate all it has to offer.

Council Tax Band 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Ground Floor First Floor

14 Badgers Close, Kingsteignton  
Total Area: 71.1 m<sup>2</sup> ... 766 ft<sup>2</sup>



All measurements are approximate and for display purposes only



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Badgers Close, Kingsteignton, Newton Abbot, Devon

Ref: WNA-45322467

Tenure: Freehold

01626 364900

Asking Price £250,000

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