



- Semi Detached House in a Quiet Cul De Sac
- Lounge with Patio Doors To Garden
- Smart Fitted Kitchen
- Conservatory
- Two Bedrooms
- Modern Bathroom
- Pleasant Garden
- Detached Garage
- Ample Driveway Parking

Our View "A really lovely cosy welcoming home having the advantage of being tucked away in a nice quiet spot."

A nicely presented two bedroom semi-detached house in a tucked away quiet location with pleasant gardens, garage and driveway parking. A real feature of the property is the recently installed wood burner.



This charming two bedroom semi-detached house is situated in a quiet cul-de-sac in the desirable town of Kingsteignton. The property boasts a lounge with patio doors leading out to the well-maintained good sized garden and one of the stand out features of this property is the recently installed wood burner, which not only adds a touch of warmth and cosiness to the home but is also energy efficient.

The smart fitted kitchen is perfect for those who love to cook and entertain, and a conservatory provides additional living and dining space.

Upstairs, you will find two bright and spacious bedrooms, with windows to the rear aspect enjoying views out over the garden, bedroom one has a cupboard housing the gas fired boiler.

The modern bathroom has a panelled bath with a mixer tap shower, fitted shower screen, a pedestal wash hand basin and a low flush WC.

Outside, the pleasant garden is a peaceful oasis, perfect for relaxing or entertaining guests. A detached garage provides convenient storage space, and there is ample driveway parking for multiple vehicles.



Overall, this well-presented and inviting property offers charm, comfort, and convenience.

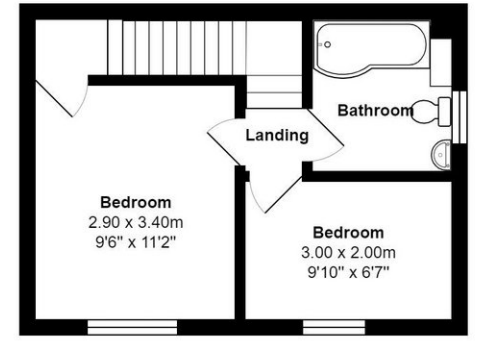
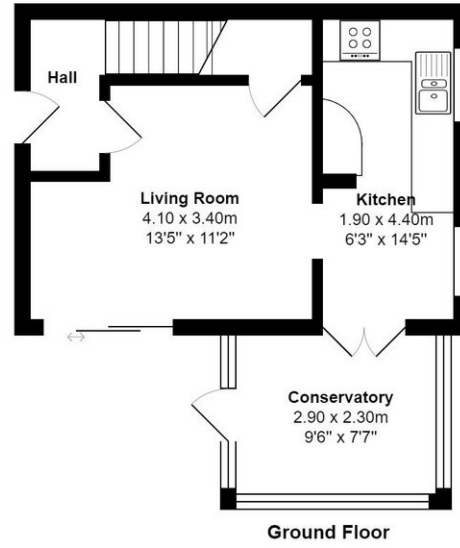
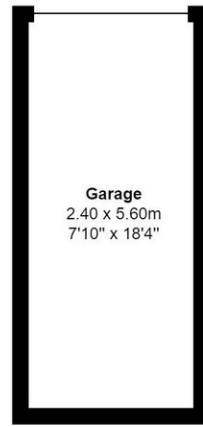
Viewings are highly recommended to fully appreciate all that this delightful home has to offer.

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 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



18 Ware Cross Gardens, Kingsteignton
Total Area: 60.6 m² ... 653 ft² (excluding garage)

All measurements are approximate and for display purposes only



As part of our service, we may recommend additional services (conveyancing, surveying etc) to you which we believe may help with your property transaction. Please be aware that if you decide to proceed, we may receive a referral fee. We will not refer your details unless you have provided your consent and you are not under any obligation to use any of these services. Full details of these services and referral fees our published on our website.

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.

© Unauthorised reproduction of photos and plans is prohibited.



WOODS

Ref: WNA-60570705
Tenure: Freehold
01626 364900

Warecross Gardens

£269,950

woodshomes.co.uk