



- Extended Detached Bungalow
- Two/Three Bedrooms
- Open Plan Modern Kitchen/Diner
- Built in Appliances
- Refitted Bathroom with Shower and Bath
- Garage and Ample Parking
- Enclosed Attractive Garden
- Storage Shed and Summerhouse
- On the Level Close to Amenities

*Our View "A lovely spacious detached bungalow on the level with ample parking."*

An extended detached bungalow with two/three bedrooms, a large modern kitchen, lounge, dining room, a family bathroom, garage, ample parking and gardens.



This extended detached bungalow in Kingsteignton offers an attractive and spacious living space.

On entering the property the generous hallway provides access to the loft space and has a built in cupboard with shelving and doors to:

The lounge/bedroom three has a double glazed window to the front aspect, wall light points, a radiator and coved ceiling.

The spacious modern fully fitted kitchen is an excellent family space having ample wall and base level kitchen units, slow closing pan drawers, matching tall cupboards, one housing the gas fired combination boiler, ample work tops surfaces with matching up-stands, a one and a half bowl sink unit, with a flexible pull out mixer tap and spaces for a washing machine/dishwasher and a tumble dryer. Built in appliances include an eye level oven with a microwave above, a four ring ceramic hob, with glass splash back, a concealed extractor fan and an integrated fridge and freezer.

An opening from the kitchen takes you into the extension/dining room with double glazed windows and French doors out to the rear garden.

The property has two further double bedrooms, with the main bedroom having a double glazed bay window to the front aspect and both having radiators.



The stylish family bathroom has the advantage of a bath and a double shower cubicle with water proof panelling to the walls, a sunflower shower head and a hair washing attachment, the bath also has a Victorian style mixer tap with shower attachment. There is a vanity sink unit with soft close drawers under, a low flush WC concealed in a further unit and a built in cupboard with shelving.

The attractive rear garden is mainly laid to level lawn and paving, bordered by raised flower beds, planted with shrubs and bushes. There is a timber built storage shed and a summer house.

To the front, there is ample parking which extends to the side of the property and takes you to the single garage and the garden via double opening timber gates. There is a further wrought iron gate to the other side of the property also taking you into the rear garden.

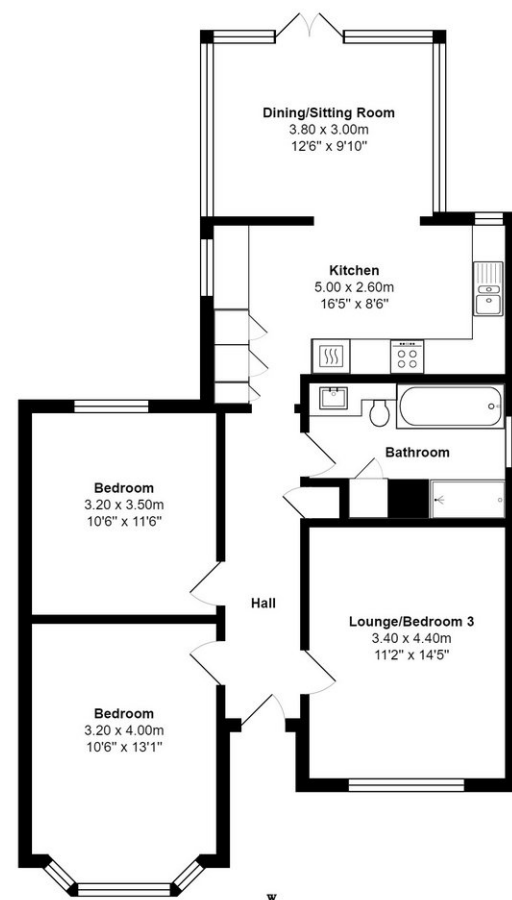
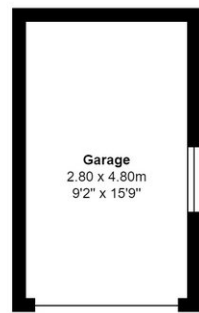
This property is conveniently located near amenities and is perfect for those looking for a charming bungalow on the level in Kingsteignton.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,012.73



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



175 Exeter Road, Kingsteignton  
 Total Area: 84.2 m<sup>2</sup> ... 906 ft<sup>2</sup> (excluding garage)  
 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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Ref: WNA-62625908

Tenure: Freehold

01626 364900

Exeter Road, Kingsteignton

Asking Price £350,000

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