



- Entrance hall with cloakroom/WC
- Good size lounge with modern fireplace.
- Separate dining with French doors
- Modern kitchen
- Four bedrooms
- Contemporary family bathroom
- Attractive landscaped garden
- Single garage
- Driveway parking for three cars
- Gas central heating and double glazing

Our View "A lovely family home ready to move straight into"

A superb and immaculately presented four bedroom semi-detached house benefitting from a secluded garden, driveway parking and garage. Conveniently situated in a highly sought after area with good access to local amenities, the popular Rydon Primary School and A38.

The property is accessed via a welcoming entrance hall with a door to the modern cloakroom/WC, stairs rising to the first floor landing and doors to the principle rooms.

The spacious and bright lounge features a wall mounted remote control gas fireplace adding to the cosy and inviting atmosphere.

The separate dining area is perfect for entertaining guests, with French doors leading out to the beautifully landscaped and fully enclosed private rear garden.

The modern kitchen features sleek white high gloss units, providing ample storage space, and is equipped with integrated appliances including a built in oven with electric hob, ensuring a seamless cooking experience. There is underfloor heating, a matching cupboard housing the gas fired boiler and a door providing access out to the garden. The coloured splash backs finish of this well presented kitchen.

Upstairs the landing has access via a ladder to the loft space and an over stairs storage cupboard housing the hot water cylinder.

The property offers four bedrooms, consisting of two doubles and two singles, providing flexibility for families or those needing a home office.

The contemporary family bathroom is stylishly designed, featuring a panelled bath with chrome shower unit above, low flush WC and a wash hand basin.

Externally, the property benefits from a single garage and driveway parking for three cars, ensuring ample space for vehicles.

The rear garden is a private oasis, perfect for outdoor relaxation and entertaining, with plenty of space for alfresco dining. There is a level lawn with a gravel and patio area, along with raised well established flowerbeds planted with an abundance of colourful flowers.

The property is presented in immaculate condition throughout. It is located in a highly sought-after area, known for its convenience and proximity to the local amenities. The highly regard Rydon Primary School is nearby, making it an ideal home for families. The A38 is easily accessible, providing excellent transport links to the surrounding areas.

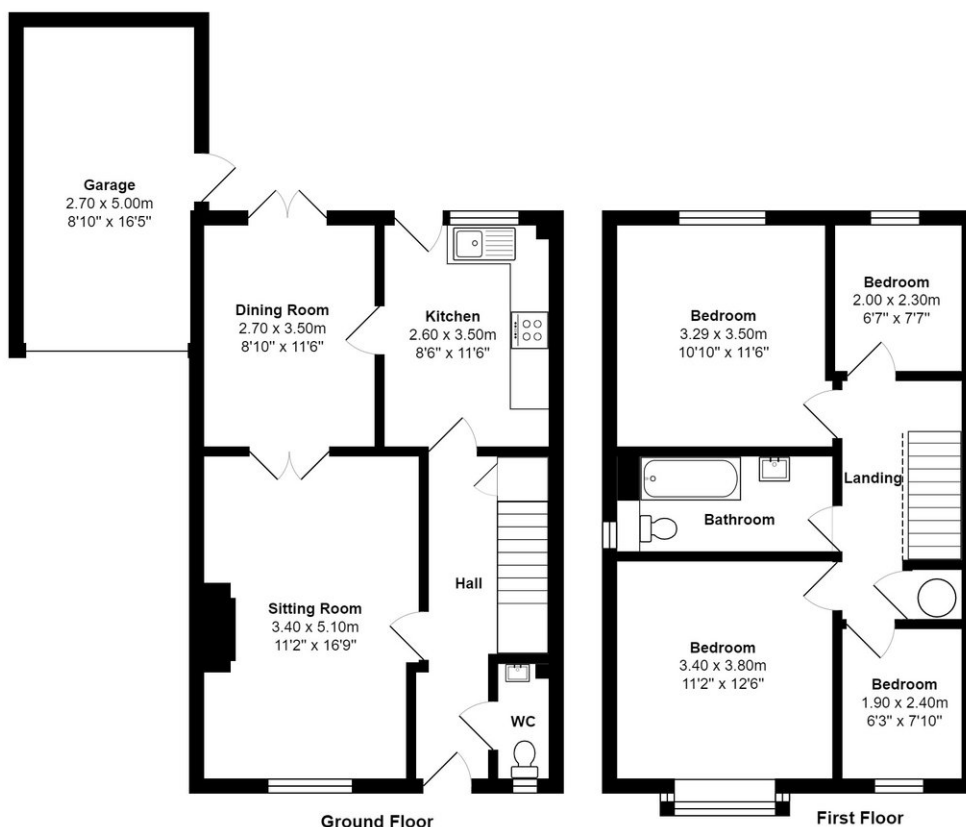
Additional features of this property include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Overall, this semi-detached house is a fantastic opportunity for those seeking a well-presented and conveniently located family home.

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) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



20 Little Barton, Kingsteignton
 Total Area: 96.2 m² ... 1035 ft² (excluding garage)
 All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Ref: WNA-87232327
 Tenure: Freehold
 01626 364900

Little Barton, Rydon, Kingsteignton

Asking Price £350,000

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