



- Semi-Detached Bungalow
- Offered With No Onward Chain
- Entrance Porch
- Fitted Kitchen/Breakfast Room
- Lounge
- Two Double Bedrooms
- Shower/Wet Room
- Front And Rear Gardens
- Garage And Driveway Parking
- Situated in a Popular Location

Our View "This one owner bungalow has been lovingly maintained over the years and we would highly recommend a viewing."

A semi-detached bungalow with two double bedrooms, garage and gardens.

A well-appointed semi detached bungalow in a desirable, sought after location. Situated on the level and offered for sale with no onward chain.

The accommodation comprises of an entrance porch, kitchen/breakfast room, lounge, two double bedrooms, shower/wet room, front and rear gardens, a garage and driveway parking.

On approaching the property there are two brick pillars marking the entrance to the brick paved driveway which leads to the garage and the front door. The front garden is mainly laid to lawn bordered by flower beds planted with mature shrubs.

A UPVC front door gives access into the porch which takes you through to the main property and also a covered walkway. A UPVC door takes you into the entrance hall and a further UPVC door takes you into the rear garden. A wooden door takes you into the garage.

The entrance hall has principal doors to all the rooms, a cupboard housing the utility meters and an airing cupboard with slatted shelving and a radiator. A loft hatch gives access to the roof space and there is a radiator.

The kitchen/breakfast room has a range of fitted base and wall units with drawers, some of them having glazed fronts for display purposes and one of them housing the gas fired boiler. There is a stainless steel single drainer sink unit with a side aspect double glazed window above, fitted working surfaces with tiled surrounds, a small window to the other side aspect, radiator and spaces for an upright fridge freezer, electric cooker and a washing machine. A serving hatch opens through to the lounge.

The light and airy lounge has a front aspect double glazed window, enjoying an open outlook over the front garden, a stone fireplace with timber over mantle and tiled hearth, a radiator and fitted shelving.

Both of the bedrooms are good size doubles and both have rear aspect double glazed windows looking out over the garden and radiators. Bedroom one has a built-in double wardrobe with hanging rails and overhead cupboards.

The shower/wet room has a walk-in shower with fitted shower screen, a wall mounted chrome shower unit, fully tiled walls, a floating wash hand basin with chrome fittings and a low flush WC. There is a ladder style chrome heated towel rail and a side aspect obscured double glazed window.

The rear garden is predominantly laid to a level lawn, bordered by mature trees and shrubs interspersed with paved pathways, a paved seating area, and a gravelled area. Fully enclosed by timber fencing and a stone wall. The garden not only offers a good degree of privacy but also a good degree of sunshine throughout the day. One of the pathways takes you to a greenhouse.

The garage has an up and over door, a courtesy door into the covered walkway, a rear aspect window, power and light.

Council Tax Band C for the period 01/04/2023 to 31/03/2024 financial year is £2,012.73



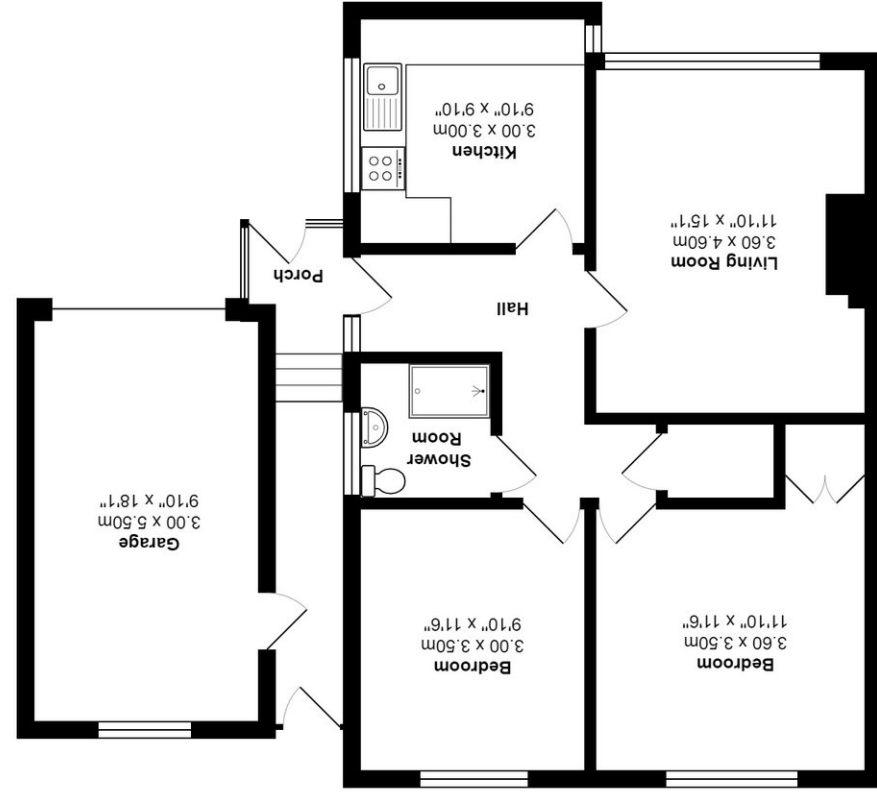
Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, 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.

© Unauthorised reproduction of these floor plans and photos is prohibited.

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



8 Broadway Avenue, Kingsteignton
 Total Area: 71.9 m² ... 774 ft² (excluding garage)
 All measurements are approximate and for display purposes only



Ref: WNA-92382452
 Tenure: Freehold
 01626 364900

Broadway Avenue, Kingsteignton, Newton Abbot

£285,000

woodshomes.co.uk