



The Seller's View "A spacious family home in a quiet cul de sac close to all amenities"



- 🏠 A Terraced Three Bedroom House
- 🏠 Main Bedroom En Suite
- 🏠 Family Bathroom and Ground Floor Cloakroom
- 🏠 Kitchen/Diner
- 🏠 Lounge with Focal Fire Place
- 🏠 Conservatory
- 🏠 Corner Plot Gardens
- 🏠 Two Allocated Parking Spaces
- 🏠 EPC Rating C

A well-appointed terraced house with three bedrooms, main bedroom en suite, downstairs cloakroom, corner plot gardens, a conservatory extension, kitchen diner, lounge and parking for two vehicles.

A paved pathway leads to the front door which has a storm porch.

The front door takes you into the entrance hallway where there is a built in cloak/storage cupboard and doors to; Downstairs cloakroom, kitchen diner and lounge. The downstairs cloakroom has a corner wash hand basin and a low flush WC.

The large kitchen/diner has a range of matching fitted base and wall units with drawers; roll edged work top surfaces, a one and a half bowl stainless steel sink unit and tiled surrounds. Built in appliances include: Inset four ring gas hob with concealed extraction hood over and a double oven and grill. There is space and plumbing for a washing machine and spaces for an under counter fridge and freezer. A timber framed double glazed window overlooks the rear garden and an adjacent door takes you out to the rear garden. A wall mounted gas fired boiler runs both the central heating and hot water systems.

The lounge/diner has sliding doors leading into the conservatory and a partly concealed staircase rising to the first floor landing. There is a feature fireplace with wooden over mantle and surround, a marble effect inset and a marble effect hearth. The conservatory makes a great addition and has double opening doors out to the rear patio and garden.

On rising to the first floor landing there is access to the loft space and doors to: The main bedroom en suite has built in wardrobes with hanging rails and shelving, a timber framed double glazed window overlooking the rear garden and door to the en suite. The en suite has a white suite comprising of a fully tiled shower cubicle with Bi-folding door and an electric shower unit over, pedestal wash hand basin and low flush WC. There is an obscured glazed window and part tiled walls.

Our View "A spacious three bed house with the added bonus of en suite and a ground floor cloak room"

Bedroom two is a very good size double with a built in cupboard/wardrobe and ample fitted overhead storage cupboards with shelving under. There is a timber framed double glazed window overlooking the rear garden.

Bedroom three also has built in overhead storage cupboards with shelving under as well as a fitted chest of drawers. A timber framed double glazed window looks out to the front aspect.

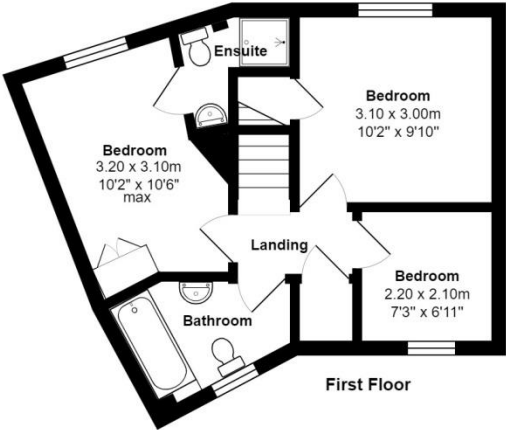
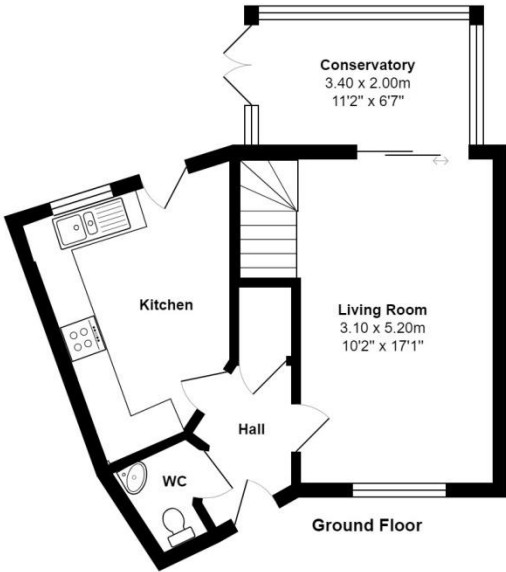
The family bathroom has a panelled bath with an electric wall mounted shower over and tiled surrounds. There is a pedestal wash hand basin and a low flush WC. The rest of the walls are part tiled and there is an obscured glazed window with a tiled window ledge.

Outside to the rear accessed from doors in the conservatory or from a door in the kitchen the garden is fully enclosed and a generous size for a three bedroom house because of the corner plot position. There is a patio seating area laid to slabs, a level lawn, wooden garden shed, a children's play house (which could also be used for extra storage) and a timber gate giving access at the rear of the garden which in turn takes you around to the parking area. The garden offers a good degree of privacy.

There are two allocated parking spaces in front of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



7 Slanns Meadow, Kingsteignton
Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only

