



Kingsteignton

3x  2x 

ENERGY
RATING
B83

- Video Walk-through Available
- Link-Detached House
- 3 Bedrooms (1 en-suite)
- Lounge/Diner
- Modern Kitchen & Utility
- Enclosed Garden
- Off Road Parking
- Cul-de-sac Position
- Popular Location
- Early Viewings Advised

Guide Price:
£325,000
FREEHOLD

Sweet Bay House, 1 Venn Orchard, Kingsteignton, Newton Abbot, TQ12 3GG



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A sleek, modern three-bedroom link-detached family home set in a prestigious cul-de-sac in Kingsteignton. With a level rear garden, off road parking for two vehicles, double glazing and gas central heating installed, this property offers everything a modern family will be looking for. Within easy reach of local schools, shops and bus routes the property also has all the local amenities a buyer could wish for.

The Accommodation:

Entering the property, the entrance hallway is a feature in itself; a vaulted ceiling with Velux window above flooding the opening with natural light. Off the hallway is the cloaks/WC, the staircase to the first floor, ample space for bookcases etc and direct access to lounge/diner. The lounge/diner is a rectangular room with French doors onto the decking area in the rear garden, has been decorated in light colours, is carpeted and has access via an archway into the kitchen. The Kitchen offers an excellent amount of worktop and storage space along with space for the fridge/freezer, the dishwasher and the oven. Off the kitchen is a separate utility with its own door to the front of the property with space for a washing machine and tumble dryer along with additional worktop and storage space. Both the kitchen and utility offer wooden worktops with a light kitchen design.

Upstairs there is the central landing offering access to all three bedrooms; two of which are double bedrooms, and one is a good-sized single. The main bedroom has two built in wardrobes and a good sized en-suite with shower, heated towel rail, WC and basin. Completing the first floor is a family bathroom with shower above the bath, WC, basin and heated towel rail.

Outside:

To the front, the property is mainly laid to lawn with two separate parking spaces both laid to tarmac. The garden is to the side of the property and is fully enclosed and mostly laid to lawn. There is a pathway to the front door and two separate decking areas ideal for evening dining. From the garden is access to a rear pathway which is partially under cover to create an open storage space.

Directions:

From Newton Abbot take the A383 Newton Road towards Kingsteignton. Continue straight ahead at the racecourse and retail park roundabouts, picking up the B3195. At the next roundabout turn left into Gestridge Road. Continue along Gestridge Road, as it becomes Exeter Road there is a cul-de-sac on the right which is Venn Orchard, the property is the first on the left hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.