



An opportunity to purchase a fabulous, semi-detached family home with three bedrooms, a sunroom, a garage/gym, ample parking, and an enclosed garden

40 Willhays Close | Kingsteignton | Newton Abbot | TQ12 3YT





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

964 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

73 (C)



COUNCIL TAX BAND

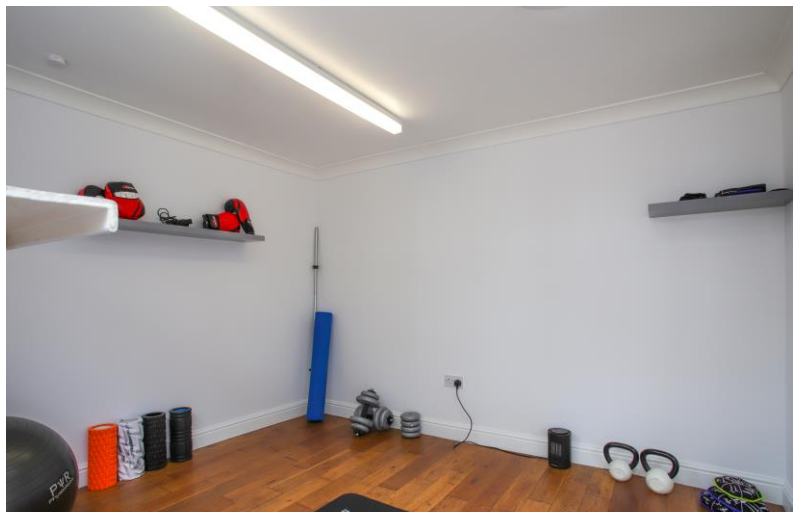
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in a nutshell...

- Semi Detached Family Home
- Large Kitchen/Diner & Separate Living Room
- Three Bedrooms
- Sun Room
- Garage/Gym
- Ample Off Road Parking
- Close to Local Shops, Schools & Amenities
- Easy Access to A380 & M5





the details...

An opportunity to purchase a fabulous, semi-detached family home with three bedrooms, a sunroom, a garage/gym, ample parking, and an enclosed garden, in a quiet location in the popular town of Kingsteignton with easy access to the A380 to Newton Abbot, Torbay, Exeter and the M5.

Inside, it is nicely presented with light and neutral décor throughout and feels warm with gas central heating and double-glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with wooden flooring that continues throughout the ground floor, a convenient cloakroom with a WC and basin, and a staircase rising to the first floor, a good-sized living room filled with light from a bay window to the front and with a handy under-stairs cupboard, a kitchen/dining room with a modern fitted kitchen that has loads of worktop and cupboard space, an eye-level fan-oven, gas hob, floor space for an upright fridge/freezer and plumbing for a washing machine, and a fabulous sun room with French doors to the garden, currently used as a dining room.

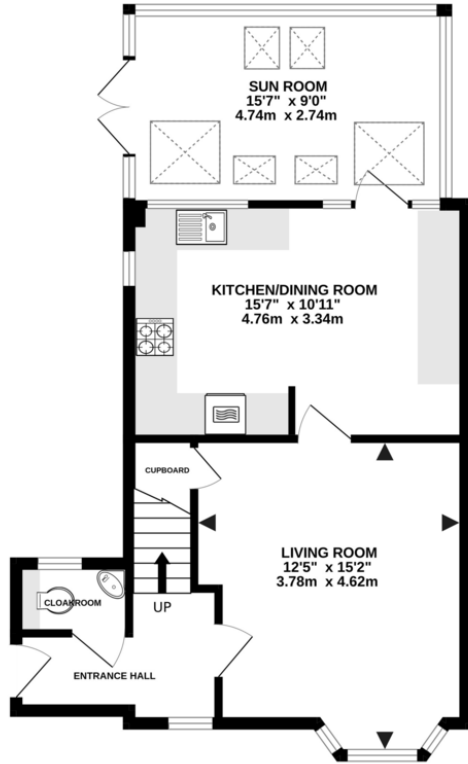
Upstairs, there are three light and airy bedrooms, two doubles and a single, the master bedroom with fitted wardrobes, a family bathroom with a bath, shower over, a basin and a WC, and an airing cupboard housing a condensing combi-boiler for the central heating and hot water.

Outside, the garden is a generous size, entirely paved and fully enclosed making it safe for children and pets. It is great for entertaining, be it alfresco dining or a barbecue, and has an outside tap for convenience, and a door leads into the single garage that has been converted, 2/3 now being a home gym/office. There is one parking space in front of the garage and two more off-road spaces at the front of the property, with more on-road if required.

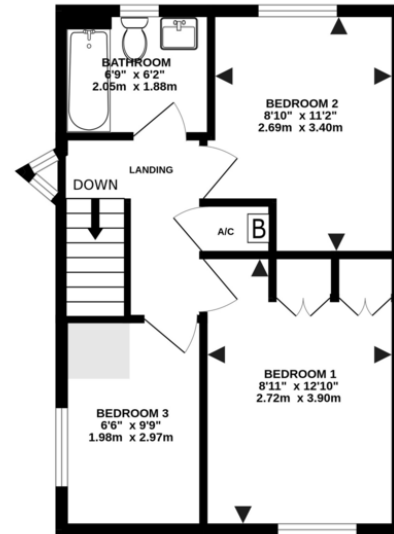


the floorplan...

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

Kingsteignton is a town located on the outskirts of Newton Abbot offering very easy access to the town centre. It has the benefit of good local amenities, including schools, churches, public house, supermarkets and very easy access to the A38 Devon Expressway leading to the M5.

Shopping

Late night pint of milk: Co-op, Rydon Acres 0.3 mile
Town centre: Kingsteignton 0.8 Newton Abbot 2.6 miles
Supermarket: Lidl 1 mile Tesco 1.4 miles

Relaxing

Beach: Teignmouth 5.5 miles
Park: Clifford Park 0.6 mile
Tennis courts, dog walk, cycle route: Baker's Park 2.9 miles

Travel

Bus: Rydon Road 0.3 mile
Train station: Newton Abbot 2.4 miles
Main travel link: A380 1 mile
Airport: Exeter 17.7 miles

Schools

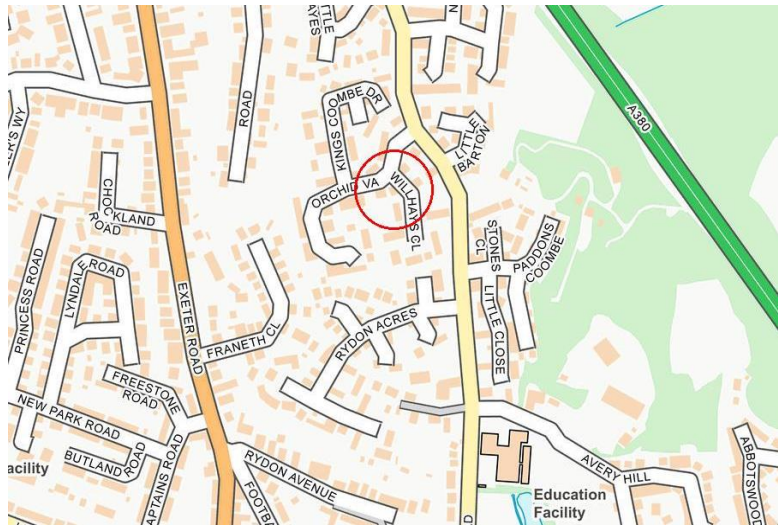
Rydon Primary School: 0.3 mile
St Micheals C of E Primary School: 1.2 miles
Teign School: 1 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3YT**

how to get there...

From our Newton Abbot office, continue on Queen Street. Turn right onto Albany Street and proceed to the traffic lights. Turn right onto Kingsteignton Road. At the roundabout, continue straight across onto Newton Road. Proceed past Tesco and at the next roundabout, take the 1st exit and continue to the following roundabout. Take the 2nd exit onto Fore Street. Turn left onto Crossley Moor Road and proceed to the end of the road. At the roundabout, take the 2nd exit and at the next roundabout, take the 1st exit onto Rydon Road. Go straight across at the roundabout and continue for a short distance. Turn left onto Orchid Vale and left onto Willhays Close, where you will find the property.





Need a more complete picture? Get in touch with your local branch...

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