



46 Woodmere Way, Kingsteignton - TQ12 3SW

£240,000 Freehold


chamberlains
the key to your home

Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street
Newton Abbot TQ12 2JL



Introducing this nicely presented two-bedroom semi-detached house, tucked away in a tranquil residential location. The property offers well-proportioned accommodation with a range of desirable features, including a driveway, front garden, and a south-west facing rear garden.

Upon entering, you are welcomed by a warm and inviting hallway that guides you through to the heart of the home. The spacious living room boasts ample natural light and is perfect for both relaxing evenings and entertaining guests, with its neutral decor and cosy atmosphere.

Adjacent to the living room, you will find the fully fitted kitchen, equipped with modern appliances, sleek countertops, and an abundance of storage space to cater to all culinary needs.

Flowing through from the kitchen is the delightful conservatory, offering additional living space and a tranquil spot to unwind while enjoying views of the rear garden. With its seamless connection to both the kitchen and the garden, the conservatory creates an ideal space for socialising and relaxing throughout the day.

The first floor benefits from two generously proportioned double bedrooms, each boasting ample space for freestanding wardrobes and accompanying furnishings. The bedrooms, both tastefully decorated, provide a peaceful haven for rest and rejuvenation.

Completing the accommodation is a well-appointed family bathroom, featuring a contemporary suite with a bath, shower, washbasin, and WC.

Furthermore, this outstanding property benefits from gas central heating and double glazing, ensuring year-round comfort and warmth, whatever the season.

The location of this property couldn't be better, situated in a sought-after residential area within easy reach of local amenities, including shops, supermarkets, and transport links.

In summary, this charming two-bedroom semi-detached house offers a wonderful opportunity for anyone seeking a family home. With its great location, spacious accommodation, and desirable features such as a driveway, front and rear gardens, and conservatory, this property truly is a gem not to be missed.

Measurements

Living Room - 14'02 × 11'10 (4.28m x 3.35m)

Kitchen - 11'11 × 8'01 (3.35m x 2.44m)

Conservatory - 11'07 × 8'11 (3.53m x 2.44m)

Bedroom - 10'02 × 8'02 (3.05m x 2.44m)

Bedroom - 12'00 × 7'06 (3.66m x 2.13m)

Bathroom - 6'01 × 5'05 (1.83m x 1.52m)



Important Information

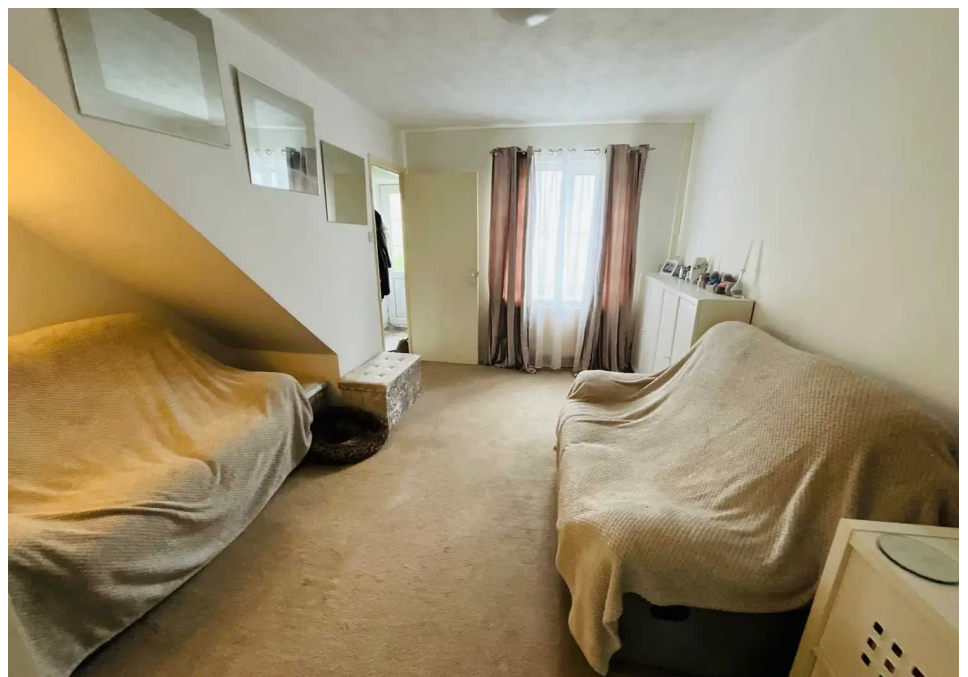
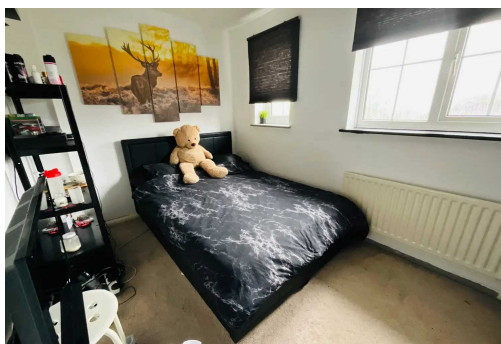
EPC Rating D

Broadband Speed Ultrafast
1000 Mbps (According to
OFCOM)

Teignbridge Council Tax Band
B (£1761 per year)

Gas, Water and Electric
supplied

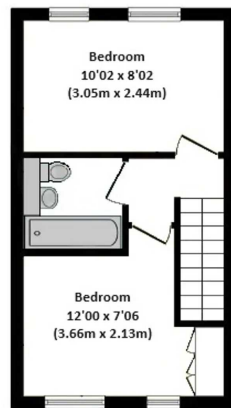
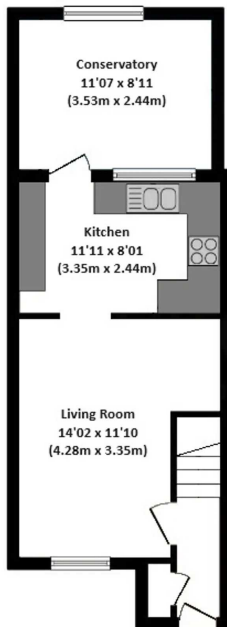
The property is freehold



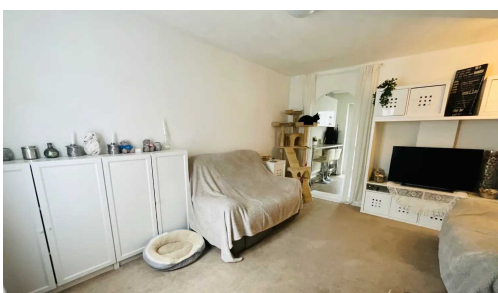
Charming Two bedroom semi-detached house in sought-after residential area. Spacious living room, fully fitted kitchen, delightful conservatory, Two double bedrooms, family bathroom. Gas central heating, driveway, front and rear gardens. Great location with easy access to amenities. EPC Rating D.

Council Tax band: B

Tenure: Freehold



- Semi-Detached House
- Two Double Bedrooms
- Driveway
- Front and Rear Gardens
- South-West Facing Rear Garden
- Great Location
- Fully Fitted Kitchen
- Conservatory
- Family Bathroom
- Gas Central Heating



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	