

2 Woodmere Way, Kingsteignton

£235,000 Freehold

Two-Bedroom End Of Terrace • Modernised Throughout • Porch • Large Entrance Hallway • Kitchen With High Gloss Units
• Living Room With French Doors To Garden • Good Sized Bedrooms • Shower Room • Parking

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Introducing this immaculately modernised two-bedroom end of terrace property, nestled in a desirable locale. With no expense spared, every detail of this residence has been carefully refurbished to create an inviting and contemporary living space.

Upon entry, there is a right of way shared path up to the porch to access the property. The entrance porch is ideal for kicking off shoes and storing coats. A spacious and welcoming entrance hallway leads to the heart of the home, setting the tone for the rest of the property.

The kitchen boasts high gloss units, providing ample storage and work surface space for preparing culinary masterpieces. The sleek design and modern fixtures exude charm and elegance, and offers several built-in appliances including an integrated fridge/freezer and electric oven and hob.

The living room, adorned with French doors that lead out to the garden, is a haven of relaxation and tranquillity. Natural light effortlessly bathes the room, creating a warm and inviting atmosphere. The generous proportions of this room provide ample space for both lounging and dining, ensuring maximum comfort for family and guests.

Moving upstairs, the first floor unveils two good-sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The principle bedroom has the added bonus of a built-in storage cupboard and wardrobe. These well-proportioned spaces are flooded with natural light, adding to the overall sense of serenity within the property.

Completing the first floor is a contemporary shower room, finished to the highest standard. Modern tiled walls, a sleek wash hand basin, and a powerful shower contribute to the overall appeal of this beautifully designed space.

Externally, the property offers convenient parking facilities, ensuring residents never have to worry about searching for a place to park after returning home.

Located in a highly sought-after area, this property is perfectly positioned to take advantage of all the benefits the local vicinity has to offer. Brimming with amenities such as shops, schools, and public transport links, this area provides an ideal blend of convenience and tranquillity.

Measurements

Living Room/Diner - 19'8 × 16'3 (5.98m × 4.95m)

Kitchen - 8'10 × 7'10 (2.69m x 2.39m)

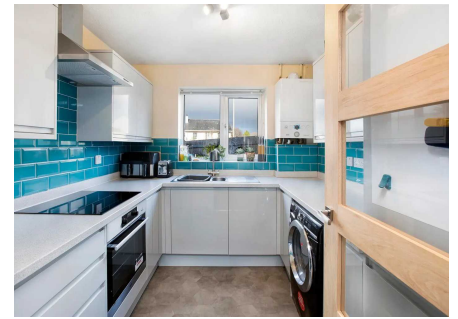
Bedroom - 12'11 × 9'11 (3.95m x 3.02m)

Bedroom - 9'9 × 8'10 (2.97m x 2.69m)

Shower Room - 7'5 × 6'9 (2.25m x 2.05m)

Garden

The rear garden is fully enclosed with close board fencing. There is a large slabbed patio area leading from the french doors in the living room and decorative trees and shrubs.



Important Information

Teignbridge Council Tax Band - B
(£1761 per year)

EPC Rating - D

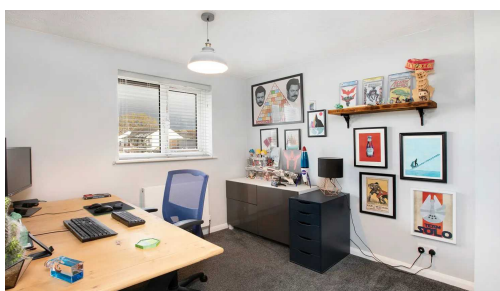
Broadband Speed - Ultrafast 1000
Mbps (According to OFCOM)

Mains Gas, Mains Electric, Mains
Sewerage, Mains Water Connected

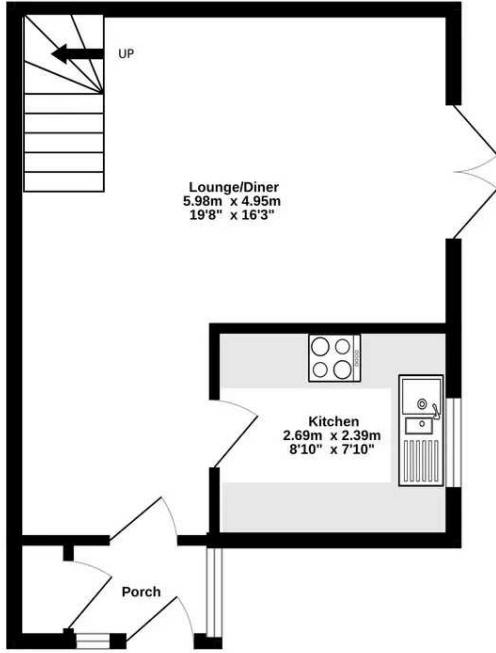
The property is freehold.

Parking

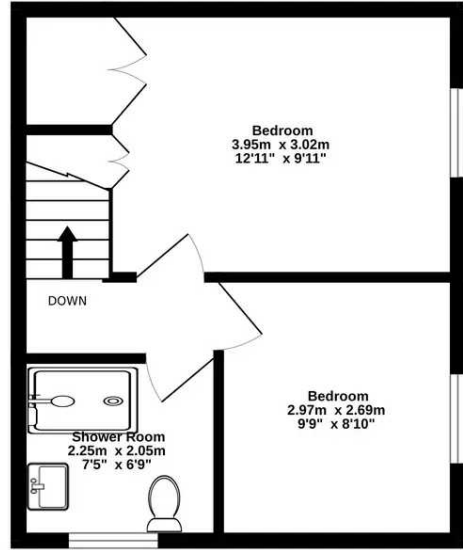
Driveway Parking for one vehicle



Ground Floor
32.2 sq.m. (346 sq.ft.) approx.



1st Floor
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 61.8 sq.m. (665 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	89
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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		61	89
England, Scotland & Wales		EU Directive 2002/91/EC	