



Three Bedroom Link-Detached Family Home

5 Ware Cross Gardens | Newton Abbot | TQ12 3TA





PROPERTY TYPE

Link-Detached House



SIZE

1,414 sq ft



LOCATION
KINGSTEIGNTON



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH
CENTRAL HEATING



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING
74C



COUNCIL TAX BAND
D



in a nutshell...

- Garage and Ample Off Road Parking
- Quiet Cul De Sac Position
- Situated in the Sought After Area of Kingsteignton
- Small Drive to Local Supermarket
- Great proximity to Local Schools
- Superb Access to the A380





the details...

PROPERTY DESCRIPTION

Inside, it is well-presented with light and neutral decor, and it feels warm and welcoming with gas central heating and double glazing throughout.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase rising to the first floor and a deep cupboard beneath housing a recent condensing combi-boiler, and a convenient cloakroom with a WC and wash-hand basin, a galley-style kitchen/diner with plenty of worktop space, a gas hob, an eye-level double-oven, floorspace for an upright fridge/freezer beside the back door, and space with plumbing beneath the worktop for a washing machine and dishwasher, a spacious living room with a wood-burning stove that makes a nice focal point for the room, wonderful with a roaring fire on a dark winter night, flowing into a fabulous orangery-style sun-room extension, currently used as a dining room, with patio doors to the garden, under-floor heating, and a 'living' roof that is maintenance free. Upstairs, the principal bedroom is a huge double filled with light from two windows from where there is a fabulous far-reaching view over the town and surrounding countryside, and there are two further bedrooms, both doubles and identical in size, with windows to the front, and completing the accommodation, a shower room containing a rainfall shower, a WC, and a basin. Outside, patio doors from the sunroom open out onto a private paved patio with a stainless-steel and glass balustrade, making a wonderful outside space for entertaining, be it a barbecue or drinks with family and friends. There is a log store, a gate to the front, and steps down to a lawn bordered by beds of shrubs, plants, and ornamental trees, with alternative seating areas in the corners. It faces southeast enjoying long hours of summer sunshine and is fully enclosed making it safe for children and pets. There is a single garage at the side of the house with lights, power, and an up and over door, a carport in front providing sheltered parking for one car, and a sloping driveway and gravel area, providing parking for three additional cars.

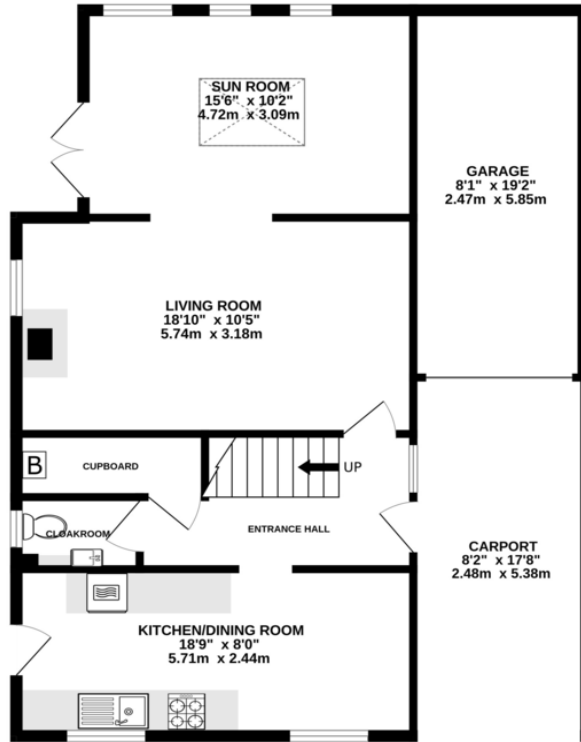
TENURE- Freehold

EPC RATING- C

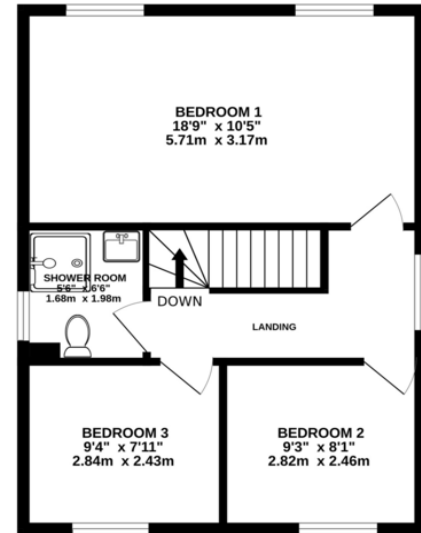


the floorplan...

GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

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bear in mind...

Type here..

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 3TA

how to get there...

3 bedroom detached cul de sac location Off road parking for 4 parking Car port - garage at the back normal front door - hallway down stairs toilet - left kitchen diner - lounge which has been extended into a sun room (extension roof is a living roof) up the stairs family bathroom 3 bedrooms all good sizes mater bedroom is big - potential to put in an ensuit attic patio in the garden - fantastic views from the garden and windows New boiler with in the last 18 months



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

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