



- 🏠 DETACHED REFURBISHED BUNGALOW
- 🏠 HALLWAY
- 🏠 KITCHEN/BREAKFAST ROOM
- 🏠 LARGE LOUNGE/DINER
- 🏠 BATHROOM
- 🏠 SEPARATE WC/CLOAKROOM
- 🏠 GARAGE
- 🏠 AMPLE DRIVEWAY PARKING
- 🏠 ENCLOSED REAR GARDEN
- 🏠 EPC RATING C



Berry Meadow is a well presented, refurbished two bedroom detached bungalow in a highly desirable, no through road location. This lovely home benefits from easy to maintain front and rear gardens, large kitchen/breakfast room, lounge /diner, two double bedrooms, family bathroom, separate cloakroom/wc and ample driveway parking. The property is within walking distance of all the amenities Kingsteignton has to offer.

The main accommodation comprises of a modern kitchen with a range of high gloss base and wall cabinets with soft close drawers and cupboards. There is plinth lighting, under lighting to the wall cabinets and pull out larder style tall cupboard with storage racks. Integrated appliances include a fridge and freezer, dishwasher, four ring gas hob with stainless steel splash back, chimney extractor hood and an eye level fan assisted double oven incorporating a grill.

The double aspect large lounge/ diner is light and airy and has sliding double glazed patio doors leading out to the attractive rear garden. There is wood effect laminate flooring throughout and plenty of space for a dining table and chairs.

There are two spacious double bedrooms with ample space for freestanding wardrobes. The modern bathroom has a white suite comprising of a bath with electric shower over and bi folding shower door, vanity style sink unit with storage cupboard below and a low level WC. The bathroom has shower boarding to the walls and also has built in display shelving and heated towel



rail. There is a separate cloakroom with a white suite comprising of vanity style sink unit with storage below and a low level WC.

Outside to the front of the property there is ample driveway parking for at least two cars in front of the single garage which is integral and has both power and light.

There is a further area of front garden which is laid to gravel for ease of maintenance and interspersed with mature shrubs and flagstones. To the rear of the property is a lovely sized garden which is fully enclosed with mature hedgerow and timber fencing. The garden is beautifully landscaped and includes a large patio area adjacent to the property ideal for sitting and enjoying the view of the garden. There is an area of lawn which is interspersed with mature shrubs and a further area of gravel which also has shrubs planted within it.

An early viewing is recommended to fully appreciate the accommodation on offer and quiet location.



Energy Performance Certificate HM Government

16, Berry Meadow, Kingsteignton, NEWTON ABBOT, TQ12 3BL

Dwelling type: Detached bungalow
 Date of assessment: 27 June 2013
 Date of certificate: 27 June 2013

Reference number: 0608-2873-7368-9427-8966
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 47 m²

Use this document to:
 - Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,317
Over 3 years you could save:	£ 237

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 87 over 3 years	
Heating	£ 993 over 3 years	£ 852 over 3 years	
Hot Water	£ 204 over 3 years	£ 141 over 3 years	
Totals	£ 1,317	£ 1,080	You could save £ 237 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
D	B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

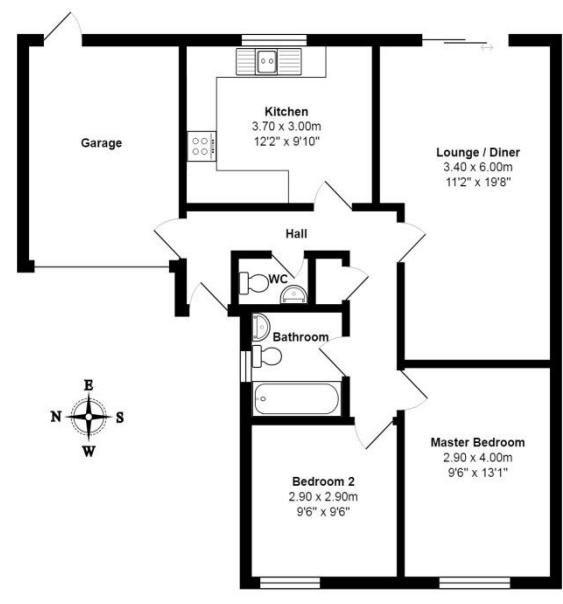
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 144	Yes
2 Low energy lighting for all fixed outlets	£16	£ 30	Yes
3 Solar water heating	£4,000 - £6,000	£ 66	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



16 Berry Meadow, Kingsteignton
 Total Area: 79.9 m² ... 860 ft²



16 Berry Meadow, Kingsteignton, Newton Abbot, Devon, TQ12 3BL
 Ref: DLK01207
 01626 364900
 £279,950 Freehold
 woodshomes.co.uk