Kingsteignton

- Versatile Detached Family Home
- 4 / 5 Bedrooms (master en suite)
- 2 / 3 Reception Rooms
- Contemporary Fitted Kitchen / Diner

- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Double Garage & Driveway Parking
- Cul-De-Sac Location

Asking Price: £440,000
Freehold
EPC: C69
31 Rydon Acres, Kingsteignton, Newton Abbot, TQ12 3YN

A modern and well-presented executive style detached family home in a sought-after cul-de-sac location. The spacious accommodation includes four double bedrooms – master en-suite, two reception rooms and a modern, comprehensively fitted kitchen/breakfast room. Gas central heating and double glazing are installed and outside there are beautiful, easy to maintain gardens and a double garage with ample driveway parking. Viewing appointments come highly recommended to appreciate the various attributes this super property has to offer.

Kingsteignton is a popular town which offers a wide range of amenities including primary and secondary schools, various shops, supermarkets, sports facilities, a church and nature reserve. There is a convenience store and public house / restaurant within a couple of hundred yards of the property. The neighbouring town of Newton Abbot offers a wider range of amenities and for the commuter there is good access onto the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

The Accommodation

The entrance hallway has bamboo flooring, a storage cupboard, stairs to first floor and a cloakroom/w.c. There is a spacious lounge with outlook to front, feature minster fireplace with polished wood mantle and double doors opening to a separate dining room overlooking the rear garden. A further door leads to a generous kitchen/breakfast room fitted with contemporary white, high-gloss units with kickboard lighting, an American fridge freezer, dishwasher and range cooker. The kitchen also has bamboo flooring and patio doors leading to the garden. Off the kitchen is a useful utility room with appliance spaces. The ground floor accommodation is supplemented by a study/5th bedroom. Upstairs there are four double bedrooms, the master with an en-suite shower room and a walk-in wardrobe. There is also a modern bathroom with separate shower cubicle.

Outside
The enclosed rear garden has been landscaped for ease of maintenance and enjoys a sunny aspect with a level lawn, brick paved patios and circular timber decked area with pergola. There are a number of established shrubs and trees and a metal storage shed.

Parking
The property has ample parking on the double width driveway which leads to a detached double garage with power, light and outside tap.

ENERGY PERFORMANCE RATING

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m
FLOOR PLANS
For Illustrative Purposes Only

GROUND FLOOR
1048 sq. ft. (97.4 sq. m.) approx.

1ST FLOOR
734 sq. ft. (68.2 sq. m.) approx.

TOTAL FLOOR AREA: 1782 sq. ft. (166.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors or doors, have not been taken and any responsibility is taken for any inaccuracy. Therefore the prospective purchaser is advised to check the measurements for themselves. The price, availability and specification are subject to change without notice. Please check with the estate agent for the latest information. The illustrations are not to scale. The floor plans are intended only as a general guide to the layout of the property. The authorities have not checked the contents of the floor plans. The information given is intended only as a guide. The estate agent has not checked the contents of the floor plans.
Agents Notes

Tenure
Freehold

Services

Local Authority
Teignbridge District Council

Council Tax
Currently Band F

Viewings strictly by confirmed appointment with the vendor’s agent, Coast & Country.

Directions
From the Penn Inn roundabout take the A380 Exeter bound. Take the first exit (Kingsteignton) and at the end of the slip road bear left on the roundabout into Vicarage Hill. At the mini roundabout turn right into Longford Lane. At the next roundabout continue straight ahead along Longford Lane. At the double roundabout turn right into Rydon Road. At the next roundabout (just before the Rydon Inn) continue straight ahead and then left into Rydon Acres.