



**Avery Hill, Kingsteignton, TQ12**

£475,000 Offers Over

**chamberlains**  
the key to your home



# Property Description

A composite front door opens to a large hallway. Here you will find access to the loft, smoke alarm and security alarm panel. There are two double bedrooms and 2 generous singles. One faces the front, and the other bedrooms face the rear. This floor has modern beige carpets throughout.

The principal bedroom has two small windows to the sides of double French UPVc doors which are in front of a black railed Juliette balcony overlooking the rear garden. Opposite this are two Bi-folding doors which open to a large built-in wardrobe. There are two wall mounted reading lights to either side of the bed and a beige carpet covers the floor.

The ensuite consists of a shower, low-level WC and wash hand basin with vanity. There is an obscure window that faces the side of the property and a heated towel rail by the door. Mocha coloured marble effect tiles cover the floor, walls and shower.

The Family bathroom has the same Mocha marble effect tiles on the walls, while the floor has a large charcoal tile. There is a wash hand basin with gloss grey vanity, low-level WC and a full-size bath with shower over. There is also a heated towel rail behind the door.

A staircase takes you down to the ground floor. At the bottom of the stairs, you will find a landing area with a large storage cupboard to the left.

There is a utility room with space for a washing machine and tumble dryer, with work top space above and a stainless-steel sink with mixer tap and drainer. There is a cupboard that houses the water tank and grey tiles cover the floor. A half-glazed door leads into a courtyard at the side of the property.



The Living room is a good size and has three bi-folding doors to the rear garden. There is an off-white marble fireplace in the centre of the room with two wall lights to either side. The walls are painted grey, and a beige carpet covers the floor.

Two glass panelled white doors open into the second reception room. This room also has bi-folding doors to the back garden and beige carpet covers the floor.

Large charcoal floor tiles cover the floor in the downstairs cloakroom. Here you will find a wash hand basin and low-level WC. The fuse box is high on the back wall and the walls are painted magnolia. There is also a small radiator.

The Kitchen/Diner has cream coloured hexagonal tiles on the floor with blue painted walls. There is a large radiator and ample room for a dining table. Off white cupboards form a horseshoe shape with oak worktops. There is an integrated fridge-freezer and dishwasher and a large range cooker with six burner gas hob and extractor fan. Under the rear facing window is a white, enamel sink with mixer taps and drainer.

### **Sellers Insight**

"The garden really soaks up the sun and the area is truly so peaceful. We have been lucky enough to have friendly neighbours, this has been such a nice property to enjoy living in.

We were drawn to the well renowned Avery hill area because of its cul de sac location and beautiful views from the rear of the property.

We purchased this property in 2017 and have thoroughly enjoyed living here. A huge draw to moving to the property was its close proximity to amenities as well as being in a great position to access the A38. There is Rydon primary school just down the road as well as a fantastic preschool."

### **Measurements**

Living Room - 16'9 x 13'7 (5.09 x 4.13m)

Second reception room - 13'1 x 9'6 (3.98 x 2.89m)

Kitchen/Diner - 17'5 x 10'7 (5.30 x 3.22m)

Utility Room - 9'3 x 6'11 (2.81 x 2.10m)

Bedroom 1 - 14'10 x 9'8 (4.52 x 2.95m)

Ensuite - 8'11 x 4'3 (2.68 x 1.28m)

Bedroom 2 - 11'2 x 9'11 (3.41 x 3.03m)

Bedroom 3 - 11'2 x 6'10 (3.41 x 2.09m)

Bedroom 4 - 9'5 x 7'1 (2.86 x 2.17m)

Bathroom - 8'0 x 5'11 (2.43 x 1.80m)

Garage - 17'9 x 8'7 (5.42 x 2.62m)

**Useful Info**

EPC Rating - C

Broadband Speed - Superfast 33mbps

Teignbridge Council Tax Band - E (£2618 per year)

Gas, Electric and water Supplied

The property is Freehold

EPC Rating: D



# Key Features

- ✓ Detached House
- ✓ Living Room
- ✓ Kitchen
- ✓ Dining Room
- ✓ Four Double Bedrooms
- ✓ En Suite
- ✓ Family Bathroom
- ✓ Large Garden
- ✓ Garage
- ✓ Driveway



# External Areas

## Garden

The rear garden is fully enclosed and has a wooden gate to the side for access to the courtyard. The garden is mostly lawned with artificial grass and has a large, slabbed patio area. There is also a large tree to the left and a good-sized fishpond.

## Garage

### Single Garage

The driveway has plenty of room for three cars with a path to the front door. A single garage is to the side of the property ideal for storage or a fourth car.

## Garage

### Single Garage

The garage houses the boiler and has electrical sockets and a window to the rear.















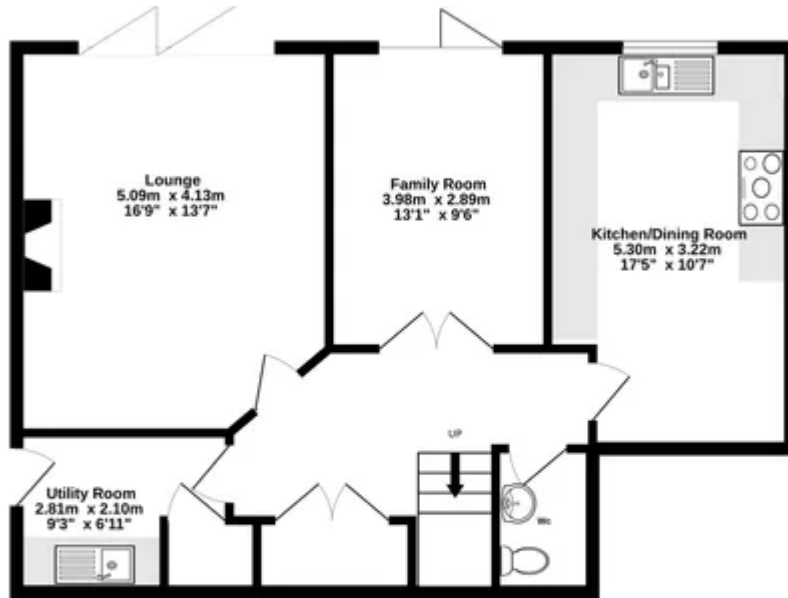




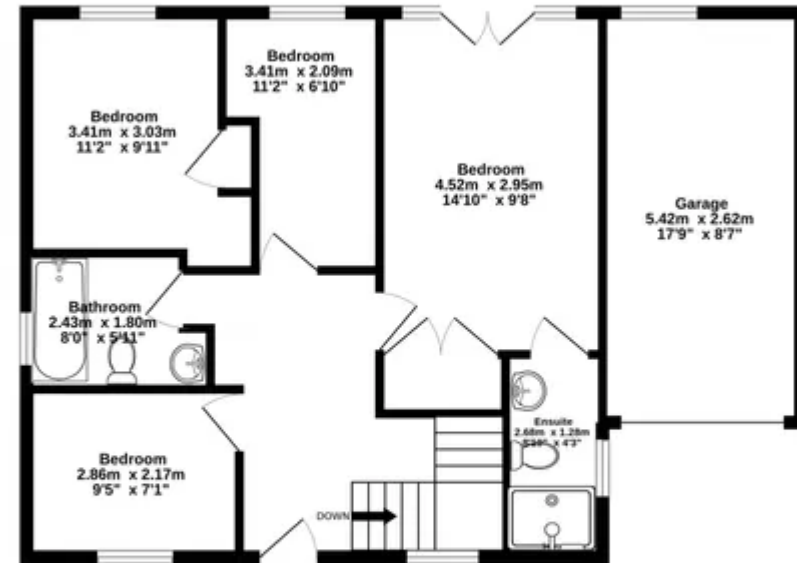


# All

**Ground Floor**  
68.2 sq.m. (734 sq.ft.) approx.



**1st Floor**  
69.1 sq.m. (743 sq.ft.) approx.



**TOTAL FLOOR AREA : 137.2 sq.m. (1477 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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