



## 47 Woodmere Way, Kingsteignton - TQ12 3SU

£315,000 Freehold

Semi-Detached House • Three Bedrooms • Detached Garage • Modern Kitchen • Separate Diner • Generous Lounge • Enclosed Rear Garden • Driveway Parking • Great Location

  
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Situated in the sought-after area of Kingsteignton, this well-presented three-bedroom semi-detached home offers comfortable family living, complemented by a detached garage and an enclosed rear garden.

The accommodation begins with a welcoming entrance hall, providing access to the lounge and stairs rising to the first floor. The lounge is positioned to the front of the property, enjoying plenty of natural light, and features an attractive archway leading through to the dining room—creating a sociable and versatile living space.

The kitchen is fitted with a range of modern grey wall and base units, complemented by contrasting grey worktops. It is equipped with an electric oven, gas hob and extractor, stainless steel sink with drainer and mixer tap, and stylish white brick-effect tiled splashbacks. There is space and plumbing for a washing machine, as well as space for a fridge and freezer. A door leads directly out to the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms and a single bedroom, ideal for a child's room, guest space, or home office. The family bathroom comprises a white suite including a bath with shower over, low-level WC, and wash hand basin, along with an obscure window to the rear for privacy and natural light.

Externally, the rear garden is fully enclosed by timber fencing, providing a safe and private outdoor space. It features a combination of composite decking, patio slabs, and lawn, bordered by established flowerbeds. There is a gate providing access to the front of the property, as well as a door leading into the rear of the detached garage.

This property presents an excellent opportunity for families or first-time buyers seeking a well-located home with practical living space both inside and out.

Draft photos, Subject to change

## Measurements

Lounge - 13'1 × 12'6 (4.00m x 3.80m)

Kitchen - 10'10 × 7'6 (3.31m x 2.29m)

Dining Room - 11'0 × 7'10 (3.35m x 2.40m)

Bedroom - 12'9 × 8'11 (3.88m x 2.71m)

Bedroom - 11'2 × 9'0 (3.41m x 2.74m)

Bedroom - 9'8 × 6'7 (2.94m x 2.01m)



## Important Information

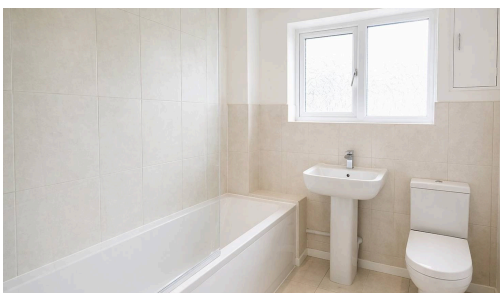
Teignbridge Council Tax Band C  
(2370.28 2026/2027)

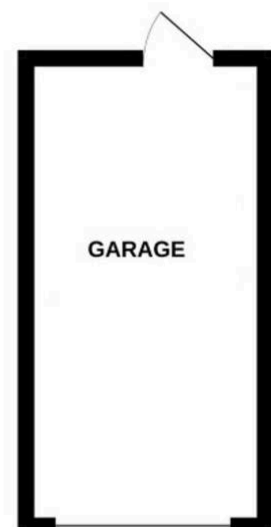
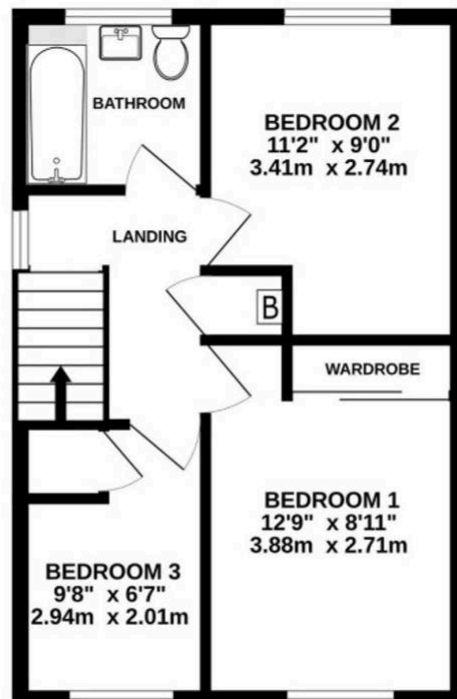
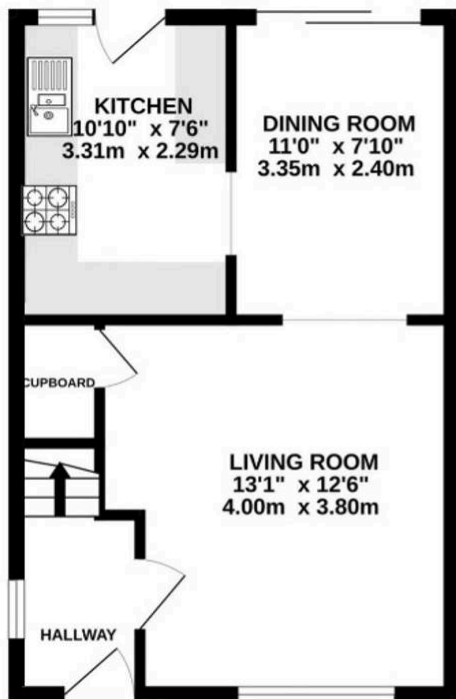
EPC Rating C

Broadband Speed Ultrafast 1800 Mbps  
(According to OFCOM)

Mains Gas, Electric, Water and  
Sewerage Supplied

The Property is Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.