

SIMPLY GREEN

Well Close,
Kingsteignton



A superb individual detached house designed and built by renowned local architect and property developer Ralph Farleigh.

The property has been finished to a high standard and has been recently redecorated and upgraded throughout by the current vendors. The property forms part of a small and exclusive cul-de-sac development of unique quality homes.

Well Close is located just off Tarrs Avenue, an established and sought after address. Within easy reach is a comprehensive range of local amenities including shops, schools, public houses, places of worship and health centre. For the commuter the A380 linking Exeter and Torbay is less than one mile drive. Situated in a tucked away position the property is conveniently located approximately 1 mile from the clock tower in the centre of Newton Abbot's vibrant town centre with its mix of established independent traders, high street stores and coffee shops, restaurants and bars and a mainline train station and bus station with routes throughout Teignbridge and Torbay.

The interior has a lovely light and airy feel. The ground floor accommodation is accessed via a feature reception hallway through solid hardwood doors. There is a 180° turning staircase with tall window flooding the area with natural light. A generously sized living room with a double glazed window to the rear aspect, and a fitted living flame gas fire with an attractive surround and a set of double doors leading to the rear garden.

The double aspect kitchen/diner has plenty of space for a table and is fitted with a range of quality cabinets, appliances and solid quartz countertops with a breakfast bar, ceramic sink, induction hob, double electric oven, fridge/freezer, dishwasher and fitted contemporary wall mounted radiator.

The ground floor also offers a comprehensively fitted utility room with an obscure double glazed window, laminate worktops and a range of fitted modern high gloss, base cupboards and fitted matching wall cupboards and an inset single drainer, single bowl, composite sink with mixer tap. The study, is the perfect place for those working from home from home with a double glazed window to the front aspect. Downstairs WC with an obscure double glazed window, concealed WC, contemporary modern circular wash hand basin with mixer tap and worktop.

First floor accommodation

Landing with a feature full length double glazed window to the front aspect, access to insulated loft space with drop-down ladder and loft light and a further double glazed window. There is also a built-in cupboard with a hot water cylinder and timber slatted shelving.

The master bedroom is a double room with a double glazed window to the rear and side aspect. A door leads through to a walk-in wardrobe offering ample space and a separate door flows through to a modern en-suite shower room with an obscure double glazed window with a double width tiled shower cubicle, concealed WC, wash hand basin with cupboards below and an illuminated mirror above, inset spotlights, extractor fan and a wall mounted heated towel rail.

The second bedroom is also double in size with double glazed windows to the rear and side aspect. The third double bedroom is found to the front of the property with a double glazed window and the fourth bedroom which is also double in size and currently used as a dressing room has a double glazed window to the rear aspect.

The accommodation concludes with a modern family bathroom providing an obscure double glazed window, part tiled walls, panelled bath with shower, wash hand basin, WC, fitted cupboards, inset spotlights, extractor fan, and a wall mounted heated towel.

Measurements

Reception Hallway

Lounge 17' 2" (5.23m) x 11' 8" (3.55m)

Kitchen / Diner 22' 4" (6.81m) x 9' 1" (2.77m) widening to 11' 1" (3.37m)

Study 7' 9" (2.36m) x 7' 3" (2.2m)

Utility 7' 3" (2.2m) x 6' 7" (2m)

Cloakroom / W.C

First Floor Accommodation

Landing

Bedroom 1 13' 6" (4.12m) widening to 15' 9" (4.81m) x 9' 8" (2.95m)

En Suite Shower Room

Dressing Room 6' 5" (1.95m) x 6' 4" (1.93m)

Bedroom 2 16' 2" (4.94m) x 8' 6" (2.58m)

Bedroom 3 11' 8" (3.55m) x 8' 5" (2.56m)

Bedroom 4 11' 4" (3.45m) x 7' 3" (2.2m)

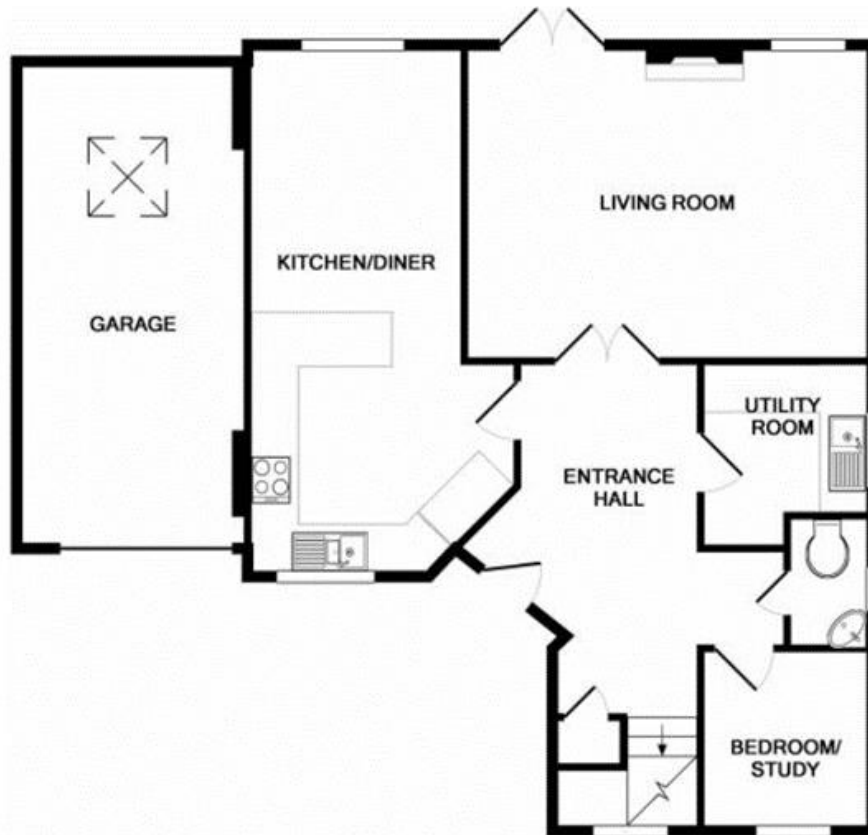
Family Bathroom







Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 926 SQ.FT.
(86.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 736 SQ.FT.
(68.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1662 SQ.FT. (154.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2019



**TENURE: Freehold
COUNCIL TAX BAND E**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

88 Queen Street
Newton Abbot
Devon
TQ12 2ET

Outside

The rear garden has been attractively landscaped by the current vendors and is bordered by timber fencing and rendered wall incorporating slate chippings and bedded plants with a fitted wooden garden seat and mains feed feature lighting to the raised flowerbeds and external power socket.

The first part is mainly laid to a generous expanse of paved patio, perfect for entertaining family and friends with a rear timber gate giving access to the rear lane.

The garden continues to a level expanse of lawned garden and there is a further gate leading to the front. To the front of the property is a brick paved driveway providing parking with access to an attached single garage via a set of double doors. The brick paved driveway is bordered by stone chippings and flowerbeds. The paved path leads round to the side