



Kingskerswell

- Detached Extended Bungalow
- 3 Bedrooms
- L Shaped Living Room
- Eat-In Kitchen / Breakfast Room

- Gas Central Heating & Double Glazing
- Garage & Driveway Parking
- Enclosed Rear Garden
- No Upward Chain

Asking Price:

£275,000

Freehold

EPC RATING: D63

29 Woodland Avenue, Kingskerswell, TQ12 5BB - Draft

A mature three bedroom detached bungalow, available with no onward chain, in a sought after village location. The spacious accommodation benefits from gas central heating and double glazing and the lounge / diner and kitchen/breakfast room have been extended. In addition to an enclosed rear garden there is an attached garage and driveway parking.

Woodland Avenue is a popular address within the sought after village of Kingskerswell which offers convenient access for both the A380 to Torquay and Exeter and the Old Newton Road into the village of Kingskerswell itself. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell has a wide range of amenities including various small shops and a small supermarket, a health centre, church, public houses / restaurants and a primary school.

Accommodation

The front door opens into a reception hallway. The light and airy lounge/dining room is L-shaped with patio doors to outside. There is a generous kitchen/breakfast room which is extensively fitted. There are three bedrooms, two of which are double and a large single. The shower room is fitted with a modern suite.

Ground Floor

Entrance Porch

Entrance Hallway

Lounge / Dining Room 11' 7" (3.53m) max x 22' 2" (6.76m) max

Kitchen / Diner 19' 2" (5.84m) max x 11' 0" (3.35m) max

Bedroom 1 12' 6" (3.8m) x 11' 0" (3.35m)

Bedroom 2 11' 0" (3.35m) x 9' 11" (3.01m)

Bedroom 3 10' 6" (3.2m) x 9' 1" (2.76m)

Shower Room

Outside

There are gardens to the front and rear. The rear garden offers a degree of privacy and has a raised paved patio and a level lawn.

Parking

Driveway providing off road parking and access to the attached garage.

Agents Notes

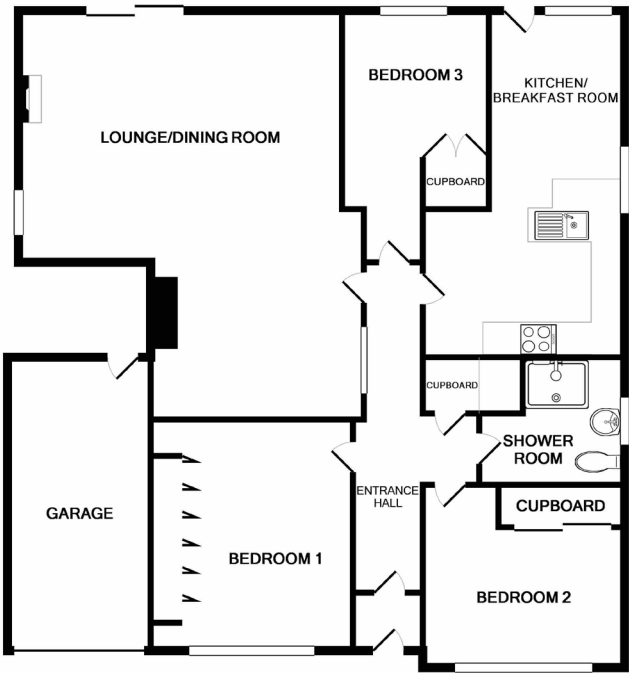
Council Tax Band: Currently Band D

This property is subject to probate.

Directions

From the A380 Penn Inn roundabout Torquay bound. Take the first exit for Kingskerswell. At the roundabout take the first exit Torquay Road towards Kingskerswell. Take the 2nd right into Coles Lane. Take the first left into Woodland Avenue.

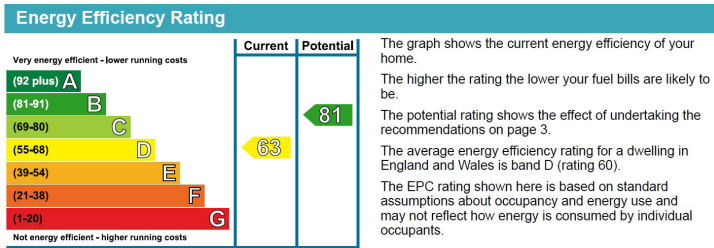
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.7 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
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Energy Performance Certificate

Full report available on request



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