

For Sale : £265,000

Gourders Lane Kingskerswell



A 1920's 3 Bedroom Detached Dormer Bungalow situated in a quiet location on the edge of the popular village of Kingskerswell boasting an excellent outlook over the surrounding countryside. The property is very well situated for all local village amenities including Post Office, Shop, Doctors Surgery, etc. The property retains many character features and offers spacious accommodation comprising Entrance Hallway, 2 Ground Floor Bedrooms, Lounge with open fireplace, Dining Room, Kitchen, and Master Dormer Bedroom on the First Floor with Veranda which enjoys an excellent outlook over neighbouring countryside. Viewing is highly recommended.

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Glazed door leading into:-

ENTRANCE HALLWAY

Staircase rising to the First Floor with understairs recess. Radiator. Coving to the ceiling with ceiling rose. Smoke detector. Door off to:-

BEDROOM 2 14'0" by 9'8" (4m 27cm x 2m 95cm)

uPVC double glazed windows to the front. Covered radiator. Two built in storage wardrobes with wooden fronted doors, shelving, storage cupboards over. Feature fire place with brick insert and hearth.

BEDROOM 3 14'7" by 10'05" (4m 44cm x 3m 18cm)

Built in storage cupboard with shelving, storage cupboards over. Picture rail. Radiator. Coving. uPVC double glazed window.

BATHROOM

Comprising corner bath with wash hand basin and low level WC. Tiled walls. Concealed lighting. Obscure double glazed window. Fitted towel rail.

DINING ROOM 11'7" by 14'5" (3m 53cm x 4m 39cm)

Cottage style window to the side. Feature fire place with a lime stone surround, wooden mantel over, log burner and granite hearth insert with recess on either side. Built in storage cupboards with boiler. Storage cupboard space below. Further built in storage cupboards with display cabinets. Stripped floor. Double glazed sash window to the rear. Radiator. Arch with step down to the:-

KITCHEN 10'4" by 8'0" (3m 15cm x 2m 44cm)

Incorporating a range of fitted base units with wooden work top surface areas. Part tiled walls. Range of wall mounted cupboards. 4 ring gas hob with stainless steel extractor fan over, and built in double oven. Larder and space for fridge/freezer. uPVC double glazed windows with views over the surrounding area of Kingskerswell and rolling countryside. Door provides access onto the rear garden.

LOUNGE 13'1" by 13'3" (3m 99cm x 4m 4cm)

Feature fire place with lime stone surround, open fire with hearth mantel over, recess on either side. Coving to the ceiling. uPVC double glazed patio door onto the rear which has views over the surrounding area of Kingskerswell and over.

FIRST FLOOR ACCOMMODATION:

Accessed via Staircase from the hallway leading up to:-

MASTER BEDROOM 19'3" by 19'2" (5m 87cm x 5m 84cm)

Velux windows. Recesses. Radiator. Eaves storage. uPVC double glazed patio door onto the rear veranda which has an open outlook and excellent views over the surrounding area of Kingskerswell and over.

OUTSIDE

FRONT

The property is approached by a gravel path which leads onto the terraced area with borders, hedgerows and shrubs, which leads to the front door with outside lighting.

REAR

The rear garden is of a generous size and comprises a lawn with decking area, patio area and enjoying an open outlook over the countryside.

The property also has an outside water tap and outhouses for garden storage.

DIRECTIONS

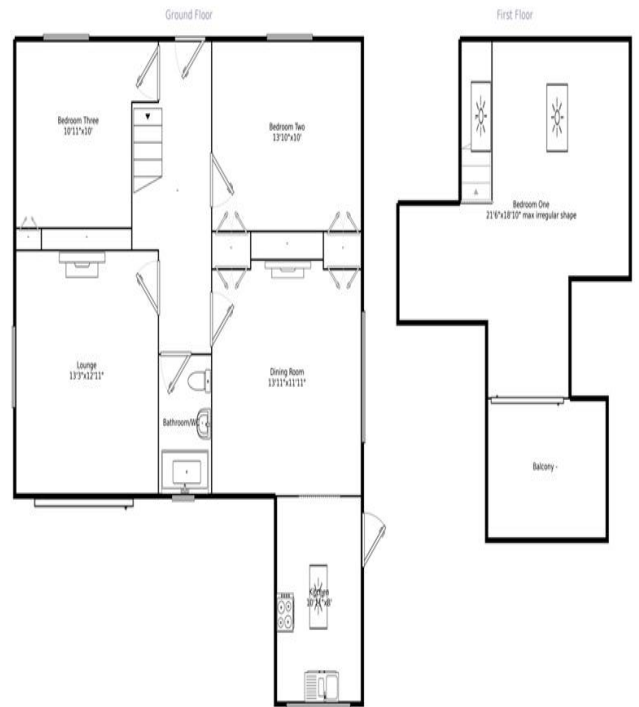
From our Newton Abbot office, proceed out towards the Penn Inn roundabout, taking the 3rd exit signposted Torquay. Continue along for some distance, turning right onto Barnhill Road. Turn right again onto Halls Lane, then left onto School Road. At the mini roundabout turn right onto Rose Hill Close and at the crossroads turn left onto Yon Street signposted Compton. Turn left onto Edginswell Lane, and right into Gourders Lane where the property will be found.

DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Measurements are approximate. Not to scale. For illustrative purposes only.



3 Bank Street, Newton Abbot, Devon TQ12 2JL Tel: 01626 367 018
sales@samplemills.co.uk | www.samplemills.co.uk