



Kingskerswell

- Mature Detached Bungalow
- 3 Bedrooms & 2 Reception Rooms
- In Need Of Improvement
- Approx 1/4 Acre Plot

- Front & Rear Driveways
- Detached Garage & Stores
- Potential to Extend (stp)
- No Upward Chain

Guide Price:
£325,000
 Freehold

Great Gourders, 2 Edginswell Lane, Kingskerswell, TQ12 5LX

A mature detached bungalow for improvement with much potential and situated in an edge of village location. Occupying a generous plot thought to extend to approximately 1/4 acre the gardens lie to three sides and offer much privacy and seclusion. Subject to planning the plot lends itself to extending the bungalow if required or even potentially a separate building plot (stp) and with all applicants making their own enquiries in this regard. Driveways to both the front and to the rear provide plenty of parking and there is also a detached garage. There are various cellar areas and stores that provide additional storage. From the front aspect some lovely open views over fields can be enjoyed.

Edginswell Lane is located on the Torquay side of the village of Kingskerswell which offers a comprehensive range of amenities including various shops, a primary school, public house and restaurant as well as a medical centre and church. A wider range of amenities can be found in the neighbouring market town of Newton Abbot or seaside town of Torquay. The area in general is well established and sought after.

Accommodation

The accommodation is habitable but dated and has been in the same ownership for many years. The three bedroom, two reception room property is light and airy as many of the rooms are double aspect. This property is offered for sale with no upward chain.

Ground Floor

Entrance Hallway

Lounge 14' 7" (4.45m) x 13' 0" (3.97m)

Dining Room 10' 10" (3.3m) x 9' 3" (2.83m)

Kitchen 9' 10" (3m) x 9' 5" (2.88m)

Bedroom 1 13' 9" (4.2m) x 12' 11" (3.93m)

Bedroom 2 10' 7" (3.23m) x 9' 11" (3.03m)

Bedroom 3 8' 10" (2.7m) x 6' 2" (1.87m)

Bathroom

Outside

Gardens thought to be approximately 1/4 acre.

Parking

Driveway approached to the front and to the rear.

Garage.

Agents Notes

Council Tax Band: Currently Band E

Directions

From Newton Abbot take the A380 for Kingskerswell / Torquay. Take the Kingskerswell exit and at the roundabout follow the signs for Kingskerswell. At the Hungry Horse traffic lights turn right into Barn Hill Road. Turn right into Halls Lane and then left into School Road. At the mini roundabout turn right into Rose Hill. Turn left at the end of the bridge into Yon Street. Follow the road passing over the A380 underneath. Turn left into Edginswell Lane and the property can be found on the right just after the turning for Haley Park.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1202 SQ. FT. (111.7 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 misstatement. 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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