



Kingskerswell

- Detached Chalet Bungalow
- 5 Bedrooms (master en suite)
- 2 Reception Rooms & Conservatory
- Contemporary Shower Room Fittings
- Double Glazing & Gas Central Heating
- Predominately Level Plot
- Double Garage & Driveway Parking
- Tucked Away Position

Price:
£315,000
Freehold

16 Fairfield Road, Kingskerswell, Newton Abbot, TQ12 5HQ

A mature detached bungalow, in a tucked away corner plot, with extensive driveway parking and detached double garage. Cleverly remodelled and extended over recent years, the bungalow offers extensive and versatile accommodation over two floors, it is smartly presented and has many benefits. The garden offers good levels of privacy and lie to both sides and to the rear.

Fairfield Road is a private road just off Southey Lane and close to the award winning Hare & Hounds restaurant and bar and on the Torquay side of Kingskerswell. Local amenities include a parade of various shops, a small supermarket, primary school, medical centre, church and a public house. A wider range of amenities can be found in the neighbouring market town of Newton Abbot and the English Riviera seaside town of Torquay.

Accommodation

The accommodation is very well-proportioned. On the ground floor the entrance vestibule opens to the main reception hallway which has a contemporary tiled floor and fitted airing cupboard. Off the hallway is the cloakroom / w.c which is fitted with a modern white suite. The double aspect lounge is surprisingly large and has patio doors leading in to the adjoining conservatory. The separate dining room can be access from either the lounge or the kitchen (which is fitted with an impressive stainless steel range cooker). There are three bedrooms on the ground floor (two doubles both with bay windows and a good size single) and also an 'up to the minute' family shower room with fully tiled walls and floor. The first floor landing has natural light from a roof light and provides access to the master bedroom (fitted with wall to wall mirrored wardrobes) and a superbly finished en suite shower room with fully tiled walls and floor.

Ground Floor

Entrance Porch	
Entrance Hallway	
Lounge	22' 2" (6.75m) x 16' 2" (4.92m)
Dining Room	10' 10" (3.31m) x 9' 5" (2.87m)
Kitchen	14' 0" (4.27m) x 9' 9" (2.97m)
Conservatory	14' 6" (4.43m) x 8' 7" (2.62m)
Bedroom 2	11' 11" (3.64m) x 11' 11" (3.63m)
Bedroom 3	12' 6" (3.81m) x 11' 9" (3.59m)
Bedroom 4	9' 6" (2.89m) x 9' 0" (2.75m)
Family Shower Room	

First Floor

Bedroom 1	11' 9" (3.57m) x 11' 0" (3.35m)
En Suite Shower Room	
Bedroom 5	9' 3" (2.81m) x 8' 10" (2.7m)

Outside

The property sits superbly on its plot and has evenly sized gardens to three sides, all fully enclosed. The gardens include brick pavia terraces, a lawn, duck pond and more.

Parking

Off road parking to the front of the property.
Detached double garage with power and light connected and to the side.

Council Tax Band: Band E

Directions

From Newton Abbot take the A380 Torquay Road to Kingskerswell. Turn right at the Hungry Horse traffic lights into Barnhill Road. Follow the road up to the mini roundabout and bear left into Fore Street. Head past the shops and turn right at the next mini roundabout into Southey Lane. Turn right into Fairfield Road.

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



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Full report available on request

