



Kingskerswell

- Semi-Detached Family Home
- 3 Bedrooms
- Lounge & Conservatory
- Contemporary Fitted Kitchen
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway Parking
- Viewing Highly Recommended

Asking Price:

£240,000

Freehold

EPC RATING: D67

32 Bushmead Avenue, Kingskerswell, TQ12 5EP

This beautifully presented semi-detached house provides a superb all round family home. The well laid out accommodation includes a spacious entrance hall, stunning kitchen/diner, lounge and a versatile conservatory extension. Upstairs there are two double bedrooms, a single bedroom and a modern shower room. The neutrally decorated property has many benefits including a gas central heating system, modern uPVC double glazing and a pleasant outlook from the front aspect.

Outside there is a lawned front garden, driveway parking for 2/3 vehicles a garage. The rear garden is mainly paved for ease of maintenance with charming seating areas, a timber deck and a pleasant fish pond.

Bushmead Avenue, Kingskerswell is situated on the outskirts of the village with excellent road links. The village offers many amenities including co-op convenience store, public houses, restaurants, primary school, and parks. Newton Abbot is approximately 2 ½ miles away with further amenities including a cinema, and a mainline railway station. Torquay town centre is approximately 3 ½ miles away.

Accommodation

Ground Floor

Entrance hallway	
Kitchen / Diner	16' 5" (5m) x 10' 10" (3.3m)
Lounge	13' 9" (4.2m) x 10' 2" (3.1m)
Conservatory	10' 6" (3.2m) x 8' 2" (2.5m)

First Floor

Bedroom 1	13' 9" (4.2m) x 10' 2" (3.1m)
Bedroom 2	10' 10" (3.3m) x 9' 10" (3m)
Bedroom 3	6' 11" (2.1m) x 6' 7" (2m)
Shower Room	6' 7" (2m) x 6' 3" (1.9m)

Outside

The front garden is mainly laid to lawn and some shrubs. The rear garden has been cleverly landscaped to provide Mediterranean style low maintenance tiered patio areas with raised beds.

Parking

Garage and driveway parking.

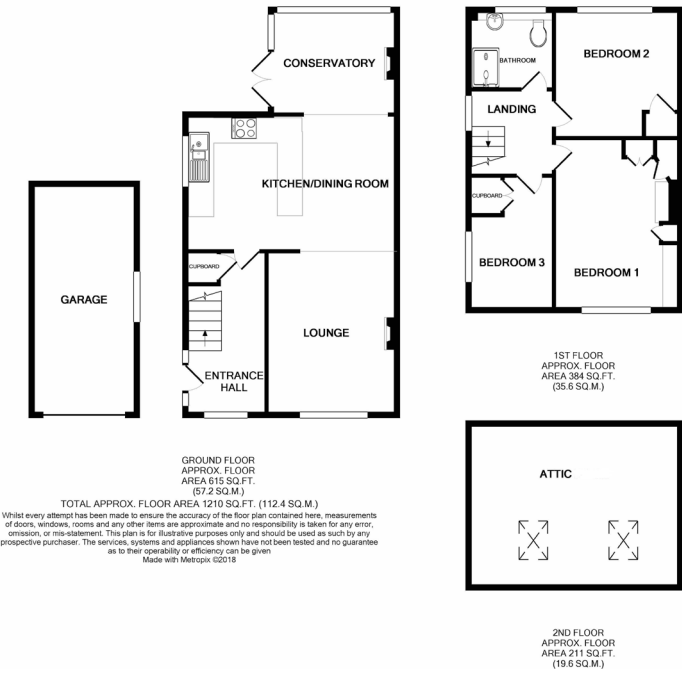
Agents Notes

Council Tax Band: Currently Band C

Directions

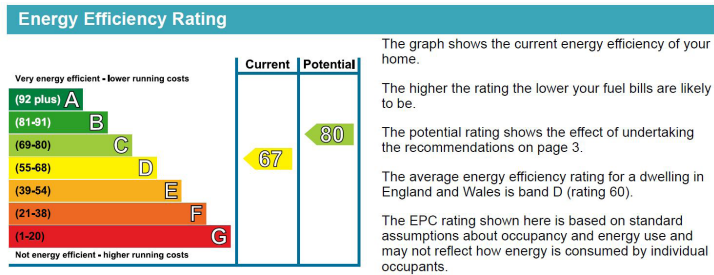
From Newton Abbot take the A380 for Torquay and Kingskerswell. Take the first exit for Kingskerswell and at the roundabout take the first exit along the old Torquay Road into Kingskerswell. Continue through the village and at the traffic lights opposite the Hungry Horse restaurant turn left into Coffinswell Lane. Turn left into Bushmead Avenue.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



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.