



Kingskerswell

- Versatile Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bath / Shower Room Fitments
- Double Garage & Gated Driveway
- 0.25 Acre Plot With Outbuilding
- Village Location
- No Upward Chain

Asking Price:

£450,000

Freehold

EPC: D61

27 Huxnor Road, Kingskerswell, Devon, TQ12 5DX - Draft

A substantial and individual detached property offering versatile and well presented accommodation situated in an enviable rural location enjoying open views over the village and surrounding countryside. The light and airy accommodation comprises three reception rooms and a superbly fitted kitchen with central island, granite worktops and bi-fold doors to the garden. There are also four bedrooms – one en-suite. Outside the property has gardens of approximately 0.25 acres, ample parking and a oversized detached double garage. With no onward chain viewings come highly recommended.

Huxnor Road is a highly regarded address on the edge of the rural village of Kingskerswell. The property is convenient for a wide range of village amenities including a primary school, medical centre, post office, small parade of shops and church. A wider range of shopping, business and leisure facilities are available in the neighbouring market town of Newton Abbot and seaside town of Torquay.

The Accommodation

The entrance porch leads into a triple aspect and very spacious and stunning kitchen/dining room with an extensive range of units, granite worktops range cooker and bi-fold doors to the garden. The sitting room has a solid oak floor and there is also a family room which leads to a ground floor bedroom with vaulted ceiling and en-suite shower room which would be ideal for an elderly relative/ teenager wanting their own space. On the first floor there are three further bedrooms and a large and sumptuous bathroom with freestanding bath and large shower cubicle. In addition to the main accommodation the property also has some most useful outbuildings including a well fitted laundry / utility room with cupboards, sink and plumbing, an office with window, power and light.

Ground Floor

Hallway	
Lounge	15' 9" (4.8m) x 15' 9" (4.8m)
Kitchen / Family / Dining Room	28' 9" (8.76m) x 13' 0" (3.96m) max
Sitting Room	11' 8" (3.56m) x 10' 4" (3.15m)
Bedroom 4	11' 3" (3.43m) x 8' 7" (2.62m)
Shower / WC	

First Floor

Master Bedroom	22' 2" (6.76m) x 12' 1" (3.68m)
Bedroom 2	11' 10" (3.61m) x 10' 10" (3.3m)
Bedroom 3	7' 8" (2.34m) x 7' 7" (2.3m)
Bathroom	11' 9" (3.58m) x 10' 10" (3.3m)

External

Utility	8' 0" (2.45m) x 7' 8" (2.34m)
Office	8' 3" (2.52m) x 8' 0" (2.45m)
Double Garage	19' 8" (6m) x 16' 11" (5.15m)

Gardens

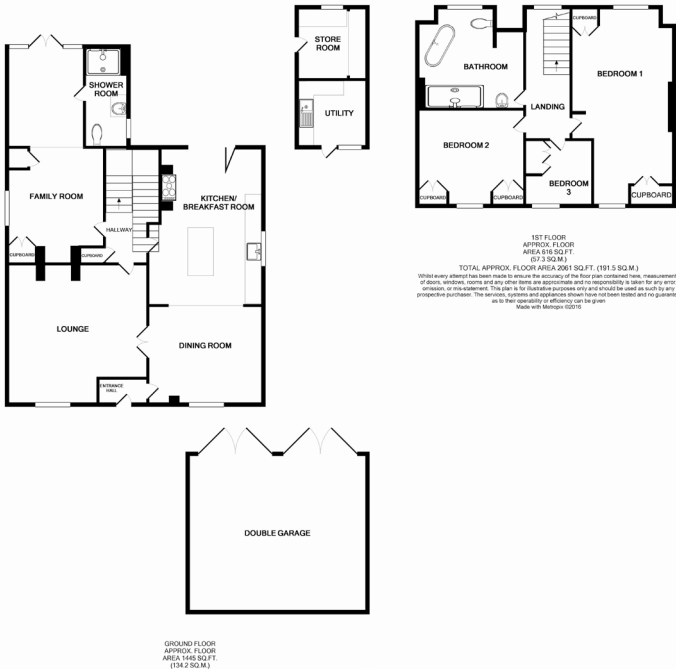
The rear garden is of a generous size with large timber decked terrace leading to a large lawn offering a degree of privacy and further decked area with pergola.

Parking

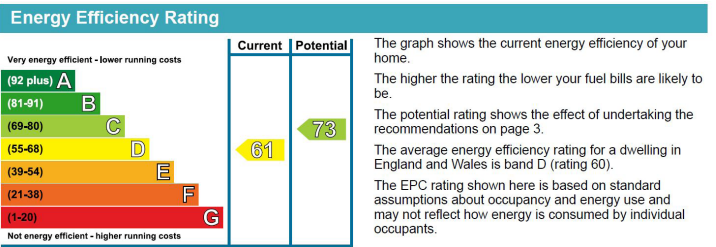
Outside the property is approached by a five bar gate and driveway providing ample off road parking. There is a large detached double garage.

FLOOR PLANS

For Illustrative Purposes Only



ENERGY PERFORMANCE RATING



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





Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Penn Inn roundabout take the A380 towards Torquay. Take the first exit signposted for Kingskerswell. At the first roundabout take the third exit and at the second roundabout take the second exit onto Old Newton Road. When you reach the split junction take the right onto Foredown Lane. Follow the road over the hill and take the first left onto Greenhill Road. Follow the road until you reach the junction. Turn right onto Yon Street, continue over the bridge where No 27 can be found on your left hand side.