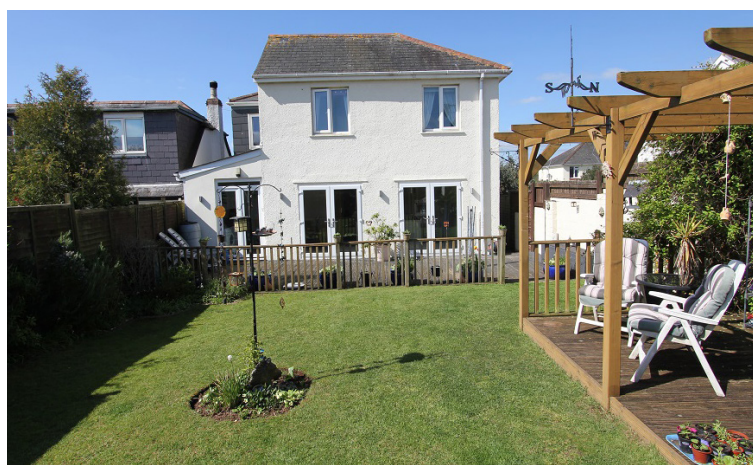




Kingskerswell

- Immaculately Presented Detached House
- 4 Bedrooms (master en suite bathroom)
- Contemporary Kitchen / Diner
- F/Floor Bathroom & G/Floor W.C
- Double Glazing & Gas Central Heating
- Superb Enclosed Rear Garden
- Driveway Parking
- Viewing Highly Recommended

Asking Price:

£340,000

Freehold

EPC: C71

14 Avenue Road, Kingskerswell, Devon, TQ12 5BD - Draft

A modernised, extended and tastefully presented detached house, situated in a sought after village location and offering spacious four bedroom accommodation, an immaculate level garden and off road parking. Boasting a superb contemporary kitchen with central isle and French doors to the garden and an en suite bathroom to the master bedroom, this family home must be viewed internally to appreciate the stunning accommodation on offer.

The property is located in a popular residential location within the sought after village of Kingskerswell. Local amenities include a health centre, primary school, public houses / restaurants, church, post office and small supermarket. The market town of Newton Abbot is 3 miles away and Torquay with its chic Marina and beach front is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village has excellent communication links with easy access to the new extension to the A380 dual carriageway to Exeter approximately 20 miles away.

The Accommodation

The entrance hallway has a cloakroom/w.c off. The lounge is of a generous size and is a light and airy room which enjoys a pleasant outlook and has a decorative feature fireplace. The kitchen / diner is an impressive room that has been fitted with an extensive range of contemporary units, a central isle / breakfast bar and some integrated appliances. Two sets of French doors open from the kitchen onto the decked patio for seamless entertaining / alfresco dining. There is a utility room off of the kitchen which can also be accessed via the rear deck and also on the ground floor is a study. On the first floor there are four double bedrooms. The master has an en-suite bathroom and there is also a further family bathroom/ w.c.

Ground Floor

Entrance Hallway	
Cloakroom / W.C	
Lounge	17' 11" (5.46m) x 15' 10" (4.83m)
Kitchen / Dining Room	19' 9" (6.02m) x 11' 6" (3.51m)
Utility	8' 11" (2.72m) x 6' 2" (1.88m)
Study	9' 5" (2.87m) x 7' 8" (2.34m)
Store	10' 6" (3.2m) x 8' 4" (2.54m)

First Floor

Landing	
Bedroom 1	15' 10" (4.83m) x 11' 10" (3.61m)
En Suite Bathroom	
Bedroom 2	11' 5" (3.48m) x 11' 0" (3.35m)
Bedroom 3	10' 6" (3.2m) x 9' 3" (2.82m)
Bedroom 4	10' 10" (3.3m) x 8' 5" (2.57m)
Family Bathroom	

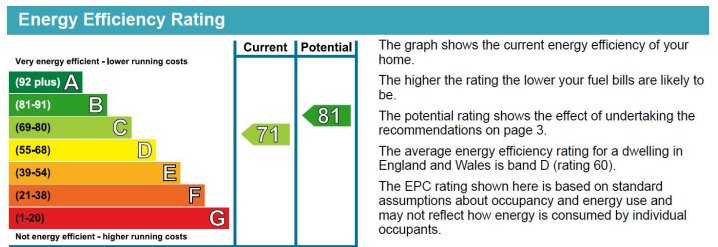
Gardens

To the front of the property there is a small area of lawn and a roller door which leads to an integral storage area. The enclosed rear garden is immaculately presented. A large timber decked area with balustrade leads from the rear of the house to an area of level lawn and a decked patio seating area, with pergola, which is ideal for al fresco dining and relaxing in the sun.

Parking

Off road parking to the front of the property which is suitable for a number of vehicles.

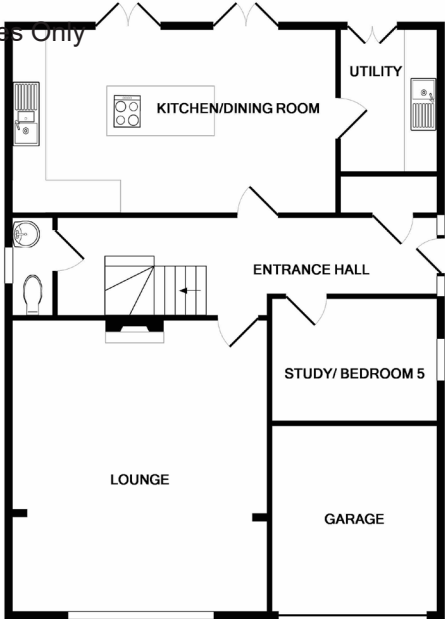
ENERGY PERFORMANCE RATING



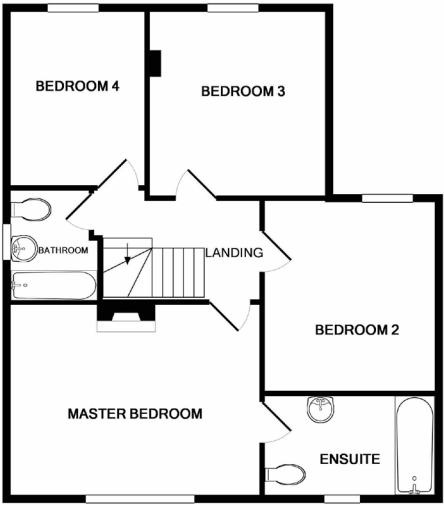
Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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



FLOOR PLANS
For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 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 mis-statement. 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
Made with Metropix ©2019



Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

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

Directions

From the A380 Penn Inn roundabout take the Torquay exit. Take the first exit left for Kingskerswell. At the roundabout take the Kingskerswell exit. Follow the road through the village and turn right into Avenue Road (just before Hungry Horse crossroads traffic lights).