



Kingskerswell

- Detached Bungalow
- 2 Double Bedrooms
- Lounge & Kitchen/Diner
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Integral Garage & Driveway Parking
- Popular Cul-de-sac
- No Upward Chain

Asking Price:

£235,000

Freehold

EPC RATING: E51

18 Weavers Way, Kingskerswell, Newton Abbot, TQ12 5HY-Draft

A spacious two double bedroom detached bungalow located within the sought after village of Kingskerswell. Available with no upward chain, the bungalow offers two double bedrooms, a spacious lounge, kitchen/dining room and bathroom/wc. Gas central heating and double glazing are installed and outside there are small front and rear gardens, a driveway and an integral garage. The bungalow will appeal to a wide range of buyers and an internal viewing is recommended to appreciate the spacious accommodation and quiet location on offer.

Weavers Way is a cul-de-sac situated in the heart of the sought-after village of Kingskerswell which offers convenient access for both the A380 to Torquay and Exeter and the Old Newton Road into the village of Kingskerswell itself. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell has a wide range of amenities including various small shops and a small supermarket, a health centre, church, public houses / restaurants and a primary school.

Accommodation

Steps lead to the front door and the hallway has a courtesy door to garage and leads into the lounge with outlook to front, feature fireplace and inset gas living flame fire. The kitchen/dining room has a range of wall and base units, integrated oven and hob, window to side and door leading to garden. There are two double bedrooms both with outlook to rear and a bathroom with white three piece suite.

Ground Floor

- Entrance Porch
- Entrance Hallway
- Lounge 17' 10" (5.44m) x 11' 9" (3.58m)
- Kitchen/Diner 11' 10" (3.61m) x 9' 10" (3m)
- Bedroom 1 15' 10" (4.83m) x 9' 6" (2.9m)
- Bedroom 2 11' 10" (3.61m) x 10' 3" (3.12m)
- Bathroom
- Integral Garage

Outside

Outside there is a driveway leading to the garage with lawn and shrub borders. A path leads to a small rear garden with paved patio and raised area.

Parking

There is an integral single garage and driveway providing parking.

Agents Notes

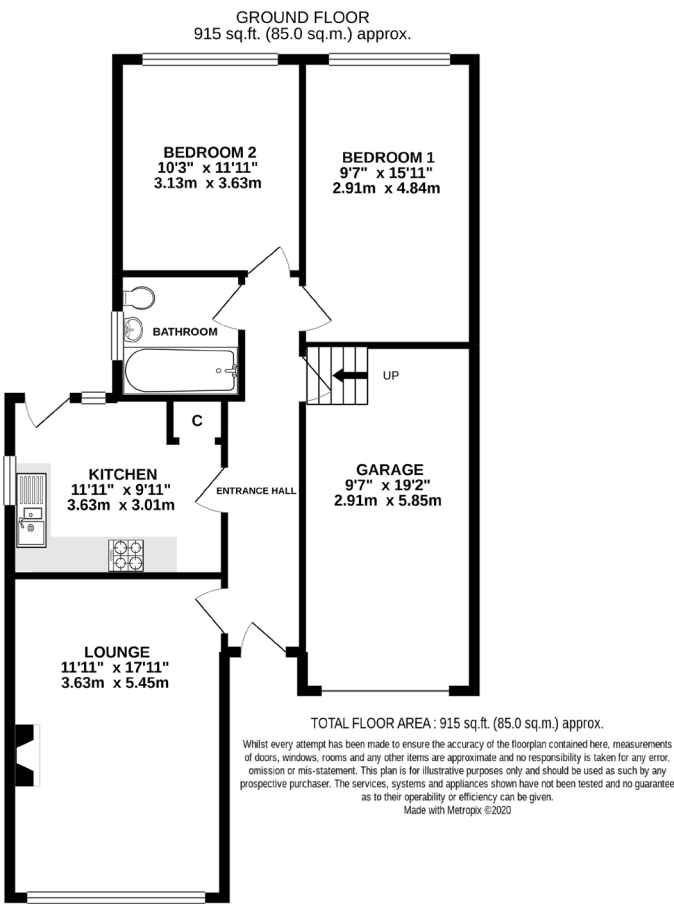
Council Tax Band: Currently Band D

Directions

From the Penn Inn roundabout at Newton Abbot take the A380 Torquay bound and take the first exit for Kingskerswell. Continue straight ahead at the roundabout and follow the Old Newton Road. At the Hungry Horse traffic lights turn right into Barnfield Road. At the end of the road turn right onto Fore Street and then immediately left into Marguerite Way and at the end of the road you will find Weavers Way. Follow the road around to the right and the property can be found towards the end of the cul-de-sac.

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request

