



Kingskerswell

- Semi-Detached House
- 3 Bedrooms & 2 Reception Rooms
- uPVC Conservatory
- New Kitchen
- Gas Central Heating & uPVC Double Glazing
- Good Sized Rear Garden
- Off Road Parking
- No Upward Chain

Asking Price:

£239,950

Freehold

EPC RATING: C70

9 Newton Road, Kingskerswell, TQ12 5EQ - Draft

A 1930s style semi-detached house recently the subject of some updating and located in this sought after and established location. Standing on an established enclosed plot the house has a generously proportioned rear garden with lawns and planting as well as a newly constructed raised decked terrace. To the front is off road parking.

The freshly decorated accommodation includes an entrance vestibule with tiled floor and feature colour glazed inner door to the main hallway. The lounge overlooks the front through a 5 sided bay window with featured coloured glazing at the top. A separate dining room is open plan to the kitchen which has a range of brand new cabinets and worktops. Also off the dining room and accessed through patio doors is a double glazed conservatory. Finally on the ground floor is a utility room with door to the rear garden and this has a separate w.c off.

The first floor offers a traditional layout with the landing providing access to three bedrooms, the master with bay window and also the bathroom with smart white 4 piece suite with separate shower cabinet. Also off the landing is a space saving staircase leading up to a useful loft area which is boarded and has a Velux style roof light. Offered with no upward chain, viewing is a must.

Accommodation

Ground Floor

Entrance Porch	
Entrance Hallway	
Lounge	14' 2" (4.32m) into bay x 12' 10" (3.91m) max
Dining Room	12' 2" (3.72m) x 10' 1" (3.07m)
Conservatory	12' 9" (3.88m) x 9' 10" (3m)
Kitchen	8' 1" (2.46m) x 7' 7" (2.3m)
Utility	6' 3" (1.9m) x 6' 1" (1.86m)
W.C	

First Floor

Bedroom 1	15' 2" (4.62m) into bay x 11' 5" (3.48m) max
Bedroom 2	12' 2" (3.71m) x 10' 3" (3.12m)
Bedroom 3	8' 2" (2.48m) x 7' 5" (2.26m)
Bathroom	7' 5" (2.25m) x 7' 1" (2.15m)

Outside

Enclosed rear garden.

Parking

Off road parking.

Agents Notes

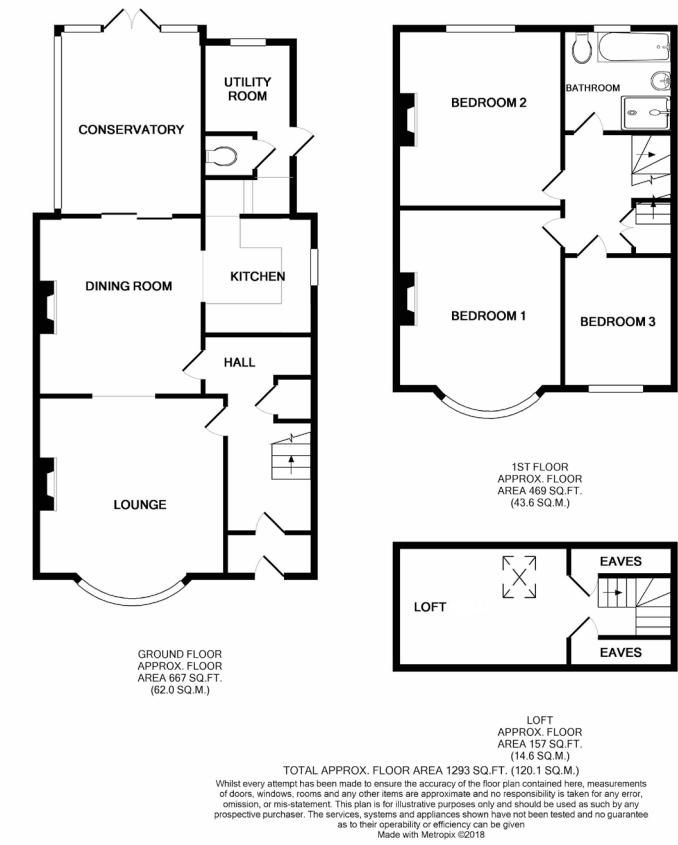
Council Tax Band: Currently Band D

Directions

From Newton Abbot A380 Penn Inn roundabout take the Torquay exit. Follow the dual carriageway and take the first exit for Kingskerswell. At the roundabout take the Kingskerswell exit. Follow the old Newton Road and when you reach the traffic lights by the Hungry Horse restaurant continue straight ahead. The property can be found on the left hand side.

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



Energy Performance Certificate

Full report available on request

