



Kingskerswell

- Superb Bungalow With Loft Conversion
- 3/4 Bedrooms & 1/2 Reception Rooms
- Modern Fitted Kitchen
- Bathroom & E/Suite Wet Room
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Garage & Driveway Parking
- No Upward Chain

Asking Price:
£265,000
 Freehold

6 Meadow Close, Kingskerswell, TQ12 5AS - Draft

A superb detached property which has been the subject of considerable improvement over recent times to now provide an immaculate and versatile home. The majority of the accommodation is on the ground floor and includes a hallway, lounge, up to the minute fitted kitchen with some appliances, three bedrooms (or two with a separate dining room) and a fully tiled family bathroom. On the first floor is a stylish loft conversion with another bedroom (4) and a smart new wet room/WC.

Outside the property has an attached garage and driveway providing parking and a level enclosed laid to lawn garden to the rear. The property is offered with no upward chain.

Meadow Close is a sought after cul-de-sac in the village of Kingskerswell, itself offering a range of amenities including a post office, medical centre, primary school, small supermarket, public houses / restaurants, ancient church and bus service. Newton Abbot town centre is approximately two miles away and the Penn Inn roundabout with dual carriageway access to Exeter and the M5 beyond is around one mile away.

Accommodation

Ground Floor

Entrance Hallway

Lounge	15' 0" (4.57m) x 12' 10" (3.9m)
Kitchen	11' 2" (3.4m) x 9' 0" (2.75m)
Dining Room / Bedroom 3	12' 2" (3.7m) x 10' 6" (3.2m)
Bedroom 1	12' 4" (3.75m) x 8' 10" (2.7m)
Bedroom 2	8' 10" (2.7m) x 8' 8" (2.65m)
Bathroom	6' 5" (1.95m) x 5' 9" (1.74m)

First Floor

Landing

Loft Room	16' 1" (4.9m) x 12' 4" (3.75m) (limited head height)
Wet Room	7' 7" (2.3m) x 3' 1" (0.95m)

Outside

The front garden is laid to gravel for ease of maintenance. To the rear the level garden is mainly laid to lawn. There is a raised decked area, which can also be accessed from the dining room / bedroom 3.

Parking

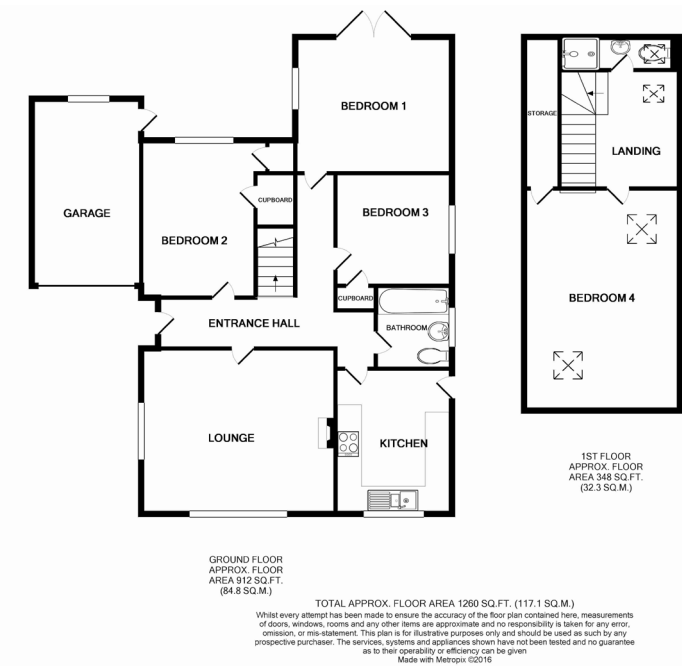
Driveway to the side of the property providing off road parking and access to the attached garage.

Council Tax Band: Band D

Directions

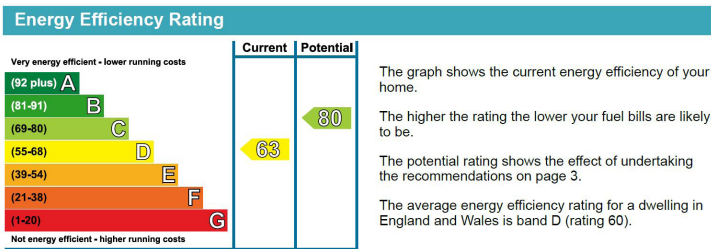
From Newton Abbot take the A380 Torquay Road to Kingskerswell. Take the 2nd right into Moor Park Road. Take the first left and then first right into Meadow Close.

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.