



Kingskerswell

- Modern Detached House
- 3 Bedrooms (master en suite)
- Lounge & Dining Room
- Fitted Kitchen

- Double Glazing & Gas Central Heating
- Private Enclosed Rear Garden
- Garage & Driveway Parking
- Popular Cul-De-Sac Location

OIEO:
£250,000
 Freehold

EPC RATING: D68

19 Primrose Way, Kingskerswell, TQ12 5GB - Draft

A smartly presented modern detached house located in a sought after cul-de-sac on the Newton Abbot side of the village of Kingskerswell. With easy and quick access to the new section of the A380 dual carriageway linking Torbay and Exeter (M5 beyond) the property offers a private enclosed garden at the rear and a garage and driveway to the side.

The village has a wide range of 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.

Accommodation

The well-proportioned accommodation has a lounge and separate dining room with glazed doors providing access between the two. The fitted kitchen overlooks the rear garden and there is also a cloakroom / W.C on the ground floor. The first floor has 3 bedrooms, the master with an en suite shower room / W.C and a family bathroom with 3 piece white suite.

Ground Floor

Entrance Hallway

Cloakroom / W.C

Lounge 17' 5" (5.3m) x 10' 2" (3.1m)

Dining Room 10' 2" (3.1m) x 8' 2" (2.5m)

Kitchen 9' 10" (3m) x 8' 6" (2.6m)

First Floor

Landing

Bedroom 1 10' 6" (3.2m) x 10' 6" (3.2m)

En Suite Shower Room

Bedroom 2 10' 10" (3.3m) x 9' 2" (2.8m)

Bedroom 3 7' 10" (2.4m) x 7' 10" (2.4m)

Bathroom

Outside

The charming enclosed rear garden has a paved patio adjoining the rear of the house leading to an area of lawn.

Parking

Garage and drive

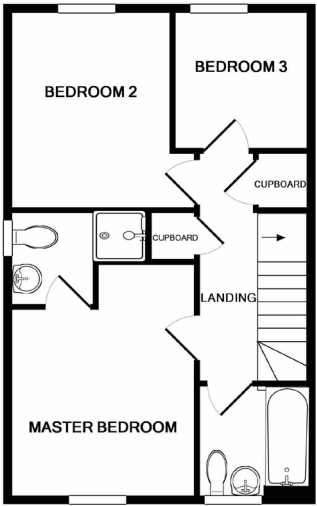
Agents Notes

Council Tax Band: Currently Band D

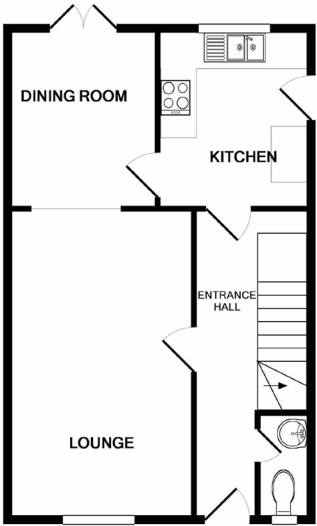
Directions

From the Penn Inn roundabout take the A380 Torquay Road towards Kingskerswell. Take the first exit for Kingskerswell. At the roundabout take the first exit (straight ahead) for Kingskerswell. Take the 2nd right into Moor Park Road. Take the 2nd left into Primrose Way.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



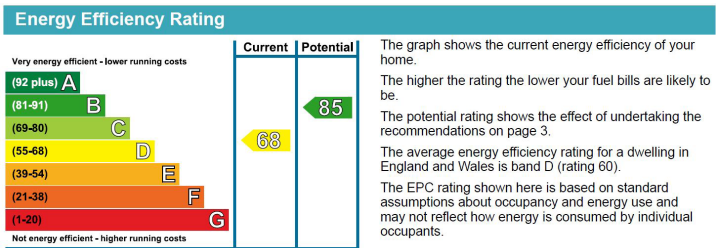
GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 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
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Energy Performance Certificate

Full report available on request



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