



Kingskerswell

- Detached Bungalow
- 3 Bedrooms
- Lounge / Diner
- Kitchen & Utility Area

- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Garage & Driveway Parking
- Popular Location

Asking Price:

£244,950

Freehold

EPC RATING: D63

19 Avenue Road, Kingskerswell, TQ12 5BD - Draft

A well-presented, three bedroom, detached bungalow enjoying countryside views and situated in the highly desirable village of Kingskerswell. The bungalow boasts gas central heating and double glazing and outside there are easy to maintain gardens, a garage and driveway parking. There is no onward chain and the property will appeal to a wide range of buyers.

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.

Accommodation

The entrance porch and hallway lead to the double aspect lounge / diner which enjoys superb views over the village and surrounding countryside. The kitchen is fitted with a range of wall and base units, integrated oven, hob and fridge/freezer and there is also a door to outside. There are three bedrooms, two of which are double and a modern bathroom/wc.

Ground Floor

Entrance Hallway

Lounge / Diner	16' 9" (5.11m) x 10' 10" (3.3m)
Kitchen	13' 5" (4.09m) x 7' 11" (2.41m)
Bedroom 1	11' 0" (3.35m) x 10' 10" (3.3m)
Bedroom 2	13' 8" (4.17m) x 7' 10" (2.39m)
Bedroom 3	7' 10" (2.39m) x 7' 10" (2.39m)
Bathroom	

Outside

The rear garden comprises paved patio, level lawn with flower and shrub borders and a timber shed. The bungalow also benefits from a storage area underneath.

Parking

Driveway providing parking and leading to the garage.

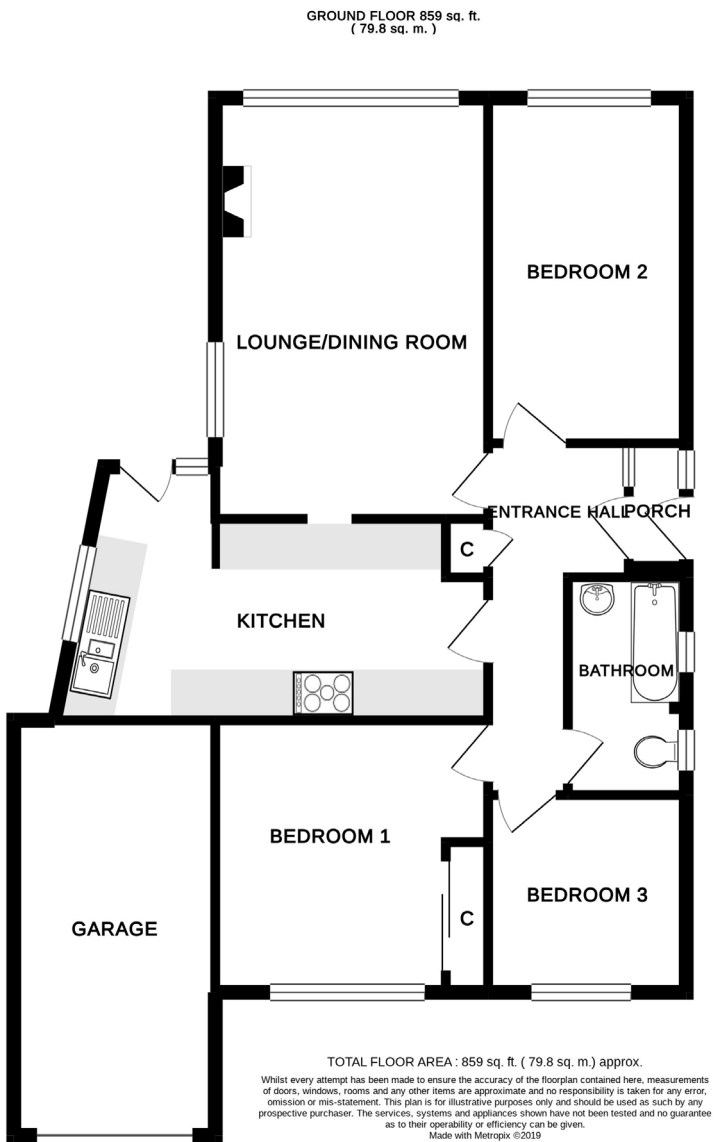
Agents Notes

Council Tax Band: Currently Band D

Directions

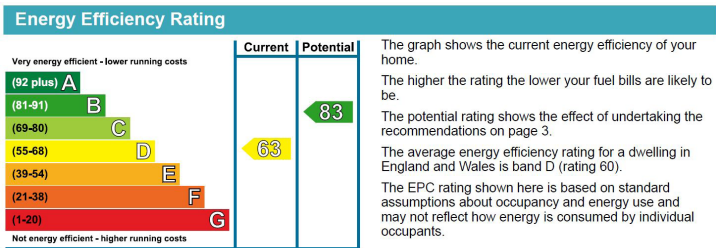
From Newton Abbot take the A380 link road Torquay bound. Take the first Kingskerswell exit. At the roundabout continue along the Old Newton Road into Kingskerswell. Turn right into Avenue Road (just before Hungry Horse crossroads traffic lights).

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.