



Kingskerswell

- Well-Presented Ground Floor Flat
- 2 Bedrooms
- Modern Fitted Kitchen & Shower Room
- Private Courtyard Garden
- Versatile Outside Space
- Electric Heating & Double Glazing
- Village Cul-de-sac Location
- No Upward Chain

Asking Price:

£135,000

Freehold

EPC RATING: TBC

1 Broadgate Crescent, Kingskerswell, TQ12 5EB - Draft

This tastefully updated ground floor apartment offers convenient single-storey living in a quiet, village location. The spacious accommodation comprises a double-aspect lounge, an inner hallway, kitchen and shower room, both with contemporary fittings, and 2 double bedrooms. There are many benefits including modern controllable electric heating, and uPVC double glazing.

Broadgate Crescent is a quiet cul-de-sac in the popular village of Kingskerswell. There are a variety of amenities within walking distance including a small supermarket, church, public house, health centre and primary school. Newton abbot and Torquay are both around 3 miles away with facilities including large supermarkets, cinema, secondary schools, leisure centres, beach and seafront, and a variety of shops.

Accommodation

Ground Floor

Lounge	18' 2" (5.53m) x 10' 6" (3.19m)
Kitchen	6' 9" (2.06m) x 6' 6" (1.99m)
Inner Hallway	
Bedroom 1	10' 0" (3.05m) x 9' 10" (3m)
Bedroom 2	9' 11" (3.02m) x 7' 11" (2.42m)
Shower Room	

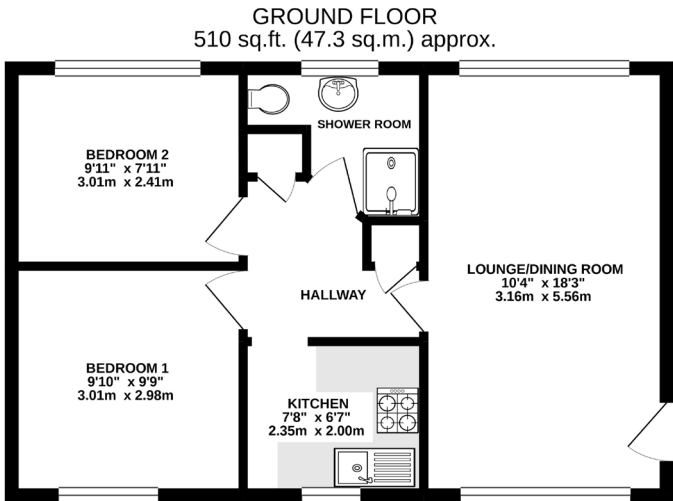
Outside

Outside the apartment owns the frontage; parts of the garden have been cleverly gravelled to provide a low maintenance and versatile space. To the side is an enclosed paved area which benefits from a good degree of privacy and seclusion.

Agents Notes

Council Tax Band: Currently Band B

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA : 510 sq.ft. (47.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Directions

From the Penn Inn roundabout at Newton Abbot take the A380 Kingskerswell / Torquay road. Continue for approximately 1½ miles and at the Hungry Horse traffic lights turn right into Barnhill Road. Take the second right into Orchard Drive. Turn right again into Broadgate Crescent.

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 ± 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.