



# WILLIAMS HEDGE

ESTATE AGENTS



Fore Street, Kingskerswell, Newton Abbot

Guide £185,000

Investment opportunity | Suitable for a variety of uses | Central Village position  
Currently two self-contained units | Long rear garden | Currently Uncultivated



# 15 & 15a Fore Street, Kingskerswell, Newton Abbot, TQ12 5HT

Investment opportunity | Suitable for a variety of uses | Central Village position  
 Currently two self-contained units | Long rear garden | Currently uncultivated

A superb investment opportunity in a central village position. The property is currently arranged as two separate units with the ground floor comprising an open plan bed sitting area, kitchen, inner hall and bathroom/W.C. The ground floor could be reinstated as a commercial premises if required (subject to any necessary consents). The first-floor offers a one-bedroom apartment with sitting room, double bedroom, kitchen and shower room. To the rear of the property is a long garden which is currently uncultivated and there is a shared side pathway.

The village of Kingskerswell lies between Torquay and Newton Abbot and offers a range of local amenities including Coop/General store, Post Office, Health Centre & Pharmacy, Hair Salons, public houses. Kingskerswell is also on a main bus route and offers superb transport links for Torbay and A380 for Exeter, M5 & beyond.

The Accommodation comprises

## 15 FORE STREET

BED SITTING AREA ARRANGED ON SPLIT-LEVEL - 12'7" x 11'3" and 15'3" x 8'5"

HALL - 5'8" x 5'7"

KITCHEN AREA - 9'2" x 5'2"

BATHROOM- 7'9" x 5'

ELECTRIC HEATING

DOUBLE GLAZING

## 15a FORE STREET

LOUNGE - 15'1" x 11'5"

DOUBLE BEDROOM - 12'5" x 11'

KITCHEN - 14'3" x 5'8"

SHOWER ROOM/W.C - 5'10" X 2'6"

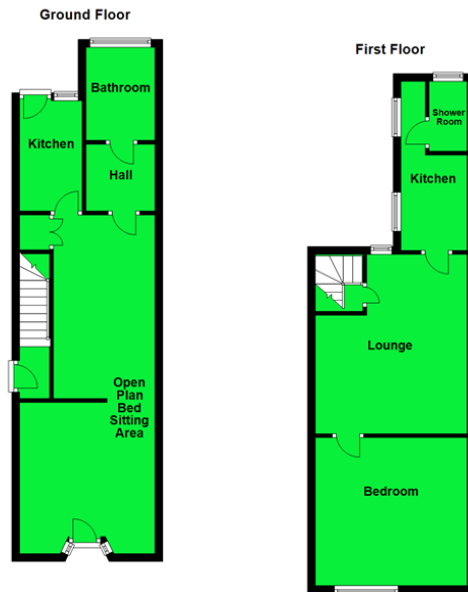
GAS CENTRAL HEATING

DOUBLE GLAZING

Age: (unverified)	Postcode: TQ12 5HT
Current Council Tax Band: A EPC Rating: E	Stamp Duty: * £0 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Total Floor Area: approx. 40sqm, 430sqft & 39sqm, 419sqft	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



Zoopla!

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