



Embury Close, Kingskerswell

£365,000



**WILLIAMS HEDGE**  
estate agents



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Detached bungalow in cul-de-sac location | Reception hall | Sitting room | Kitchen/diner  
Three bedrooms | Bathroom/WC | Gas central heating | Double glazing | Driveway parking  
Single garage | Gardens to front, side and rear | Views over surrounding countryside  
Viewing recommended

Located at the head of a cul-de-sac in the sought-after village of Kingskerswell, the property offers a well presented detached bungalow. From the road a tarmac driveway provides off road parking and leads to the attached garage. Internally a L shaped reception hallway leads to the accommodation which comprises a sitting room with sliding doors opening onto the rear garden, contemporary integrated kitchen/diner again with access to the rear garden, three bedrooms and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and has gas central heating. Outside the gardens extend around the property and enjoy a good degree of seclusion. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

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**

UPVC door with obscure glazed insets to

**RECEPTION HALL** Coved ceiling with inset spotlights, smoke detector, hatch to loft space, radiator with thermostat control, doors to

**SITTING ROOM** - 4.78m x 3.58m (15'8" x 11'9") Coved ceiling with pendant light points, UPVC double glazed window to side, radiator with thermostat control, feature fireplace, TV connection point, UPVC double glazed sliding doors opening onto the rear garden.



**KITCHEN / DINER** - 4.22m x 2.72m (13'10" x 8'11") Inset spotlight and pendant light point, UPVC double glazed window to rear aspect, UPVC double glazed door opening onto the rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, eyelevel cabinets, integral fridge and freezer.



**BEDROOM ONE** - 3.56m x 3.07m (11'8" x 10'1") Pendant light point, UPVC double glazed window to side aspect, radiator with thermostat control.



**BEDROOM TWO** - 3.56m x 2.54m (11'8" x 8'4") Pendant light point, UPVC double glazed window to side aspect, radiator with thermostat control.



**BEDROOM THREE** - 2.62m x 2.11m (8'7" x 6'11")  
Pendant light point, UPVC double glazed window to side, radiator with thermostat control.



**BATHROOM/WC** - 1.91m x 1.75m (6'3" x 5'9") Inset spotlight, UPVC obscure glazed window. Comprising panelled bath with shower over and curved glazed screen, vanity unit with wash hand basin, WC, tiled walls, extractor fan.



## OUTSIDE

**FRONT** At the front of the property is a tarmac driveway providing off road parking and leading to a single integral garage. There is a low maintenance section of garden to the front which could be utilised as additional parking if required.

**SINGLE GARAGE** - 5.23m x 2.82m (17'2" x 9'3") Metal up and over door, strip lights, power point, wall mounted boiler.

**REAR** To the rear of the property is a tiered garden accessed from the sitting room and the kitchen/diner with a gravelled pathway continuing around the property. From here steps lead to a good sized patio which enjoys a fair degree of seclusion and an outlook towards surrounding countryside. The pathway continues through the garden to the top tier with timber deck and Pergola over and with the remainder of the garden well stocked with mature shrubs and fruit trees with a gated side access. Outside lights. Outside tap.



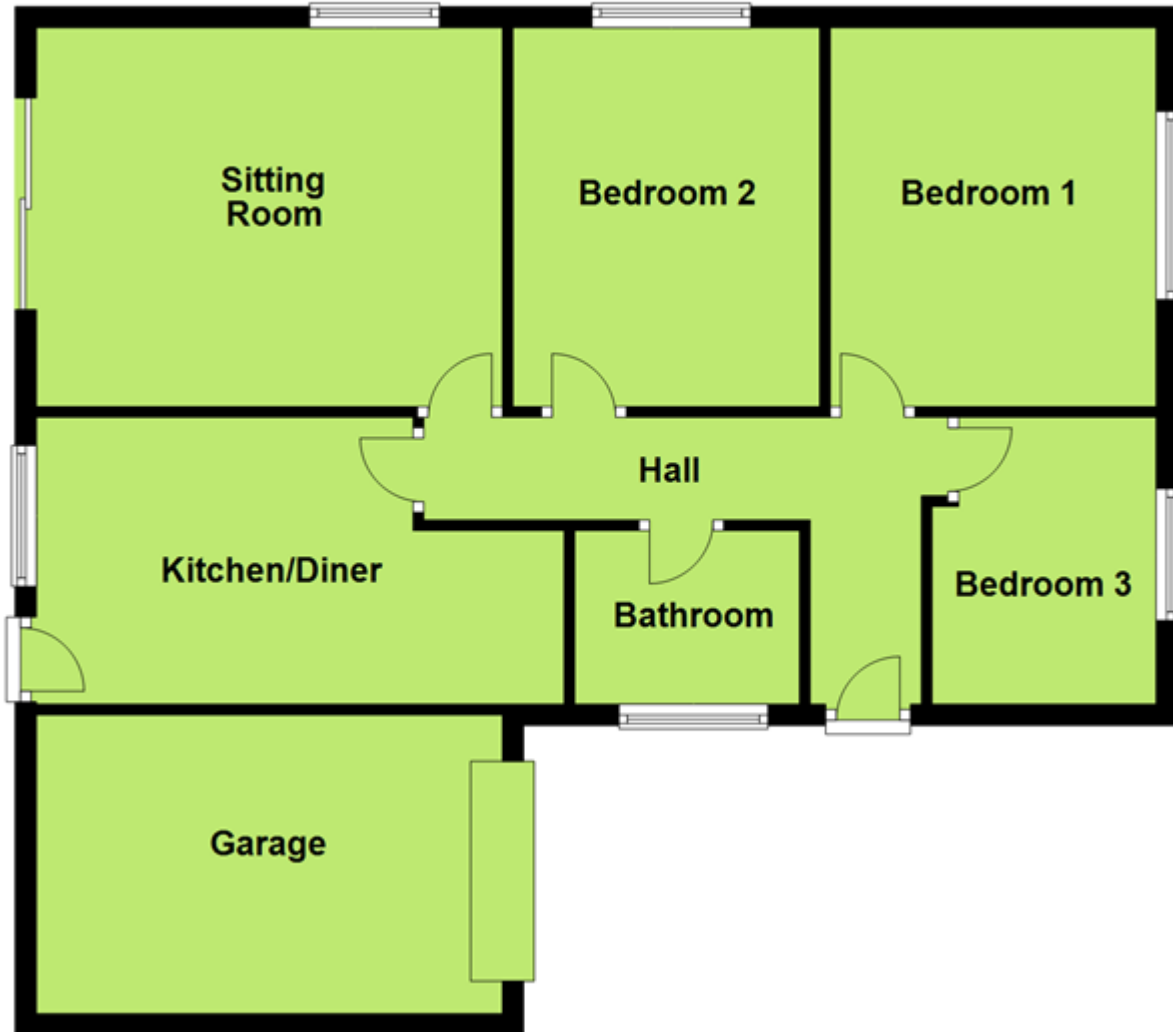
Age: 1999 (unverified)	Postcode: TQ12 5HS
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £5,750 at asking price
Electric meter position: Side wall	Gas meter position: Outside
Boiler positioned: Garage	Water: Rates
Loft: Insulated, boarded, ladder	Rear Garden Facing: South East
Total Floor Area: Approx 68 square meters	Square foot:

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.

This Floorplan is not to scale and should only be used as a guide.

## Ground Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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