



Aller Road, Kingskerswell

£450,000



**WILLIAMS HEDGE**  
estate agents



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## BECKY FALLS, ALLER ROAD, KINGSKERSWELL, TQ12 5AN

Beautifully presented | Detached bungalow | Large entrance hall | Sitting room | Snug | Dining room  
Large kitchen/breakfast room | Bathroom | Four double bedrooms | Two en-suites | Double garage  
Large decked area to rear | Double garage | Ample parking for several vehicles | Popular location  
Viewing highly recommended

Beautifully presented detached chalet bungalow situated in the sought after location of Kingskerswell. Spacious accommodation is arranged over two floors comprising large entrance hall with engineered wood flooring, four double bedrooms with two en-suite shower rooms, bathroom, sitting room, kitchen, rear porch and snug. Externally, the property offers driveway parking for several vehicles and double garage. Private and secluded garden. No upward chain. Viewing highly recommended.

**ENTRANCE HALL** Engineered wood flooring, doors to principal rooms, smooth finish ceiling, ceiling light points, stairs leading to the first floor, smoke detector, radiator.

**LOUNGE** 14' 1" x 15' 2" (4.29m x 4.62m) Smooth finish ceiling, ceiling lights point, radiator, TV aerial point, woodburning stove, UPVC double glazed doors giving access to the large decked area with approximately six steps leading down to rear garden.



**KITCHEN/BREAKFAST ROOM** 19' 2" x 8' 9" (5.84m x 2.67m) Engineered wood flooring, space and plumbing for washing machine and tumble dryer, space for upright fridge freezer, inset ceiling spotlights, shaker style kitchen with rounded edge to units, matching wall base and drawer units, space and plumbing for dishwasher, display shelving, extended work top providing breakfast bar, space for electric range style oven, UPVC double glazed window to the rear and side aspect, door to rear porch with timber stable door, ceiling light point, tiled flooring.



**SNUG/2ND LOUNGE** 8' 1" x 15' 2" (2.46m x 4.62m) UPVC double glazed window to the front aspect radiator, TV ariel point, ceiling skylight.

**DINING ROOM** 10' 10" x 10' 4" (3.3m x 3.15m) Ceiling light point, smooth finished ceilings, engineered wood flooring, radiator.



**BEDROOM ONE** 10' 3" x 12' 6" (3.12m x 3.81m) Double bedroom, ceiling light point, smooth finish ceilings, vertical radiator, UPVC double glazed double doors opening to the generous decked area and out to the rear garden, door to:



**EN-SUITE SHOWER ROOM** 6' 2" x 5' 11" (1.88m x 1.8m) Large walk-in shower with rain shower off mains, curved glass shower screen, heated towel rail, close coupled WC with push button flush, wall hung hand wash basin with mono block fountain mixer tap, inset ceiling spotlights, smooth finish ceilings, coving, extractor fan, fully tiled walls and flooring.

**BEDROOM TWO** 11' 8" x 10' 11" (3.56m x 3.33m) Double bedroom, ceiling light point, smooth finish ceiling, UPVC double glazed window to the front aspect, radiator.

**BEDROOM THREE** 11' 11" x 11' 0" (3.63m x 3.35m) Double bedroom, ceiling light point, smooth finish ceiling, UPVC double glazed window to the front aspect, radiator.

**BATHROOM** 6' 7" x 7' 3" (2.01m x 2.21m) Three-piece matching white suite comprising low level close coupled WC with push button flush, pedestal hand wash basin with mono block fountain tap, tiled splash back, panelled bath with centralized mono block fountain tap and shower off taps, further electric shower, glass shower screen, part Mosaic tiling, obscured UPVC double glazed window to the side aspect, tiled flooring, inset ceiling spotlights, smooth finished ceilings, heated towel rail, extractor fan, shaver point.



**BEDROOM FOUR** 22' 0" x 12' 10" (6.71m x 3.91m) First floor, large double bedroom with room for sofa, TV etc. Radiator, two Vellux windows, directional ceiling lights, storage in eaves, walk in wardrobe with hanging rail (5"2' x 7"11'), storage eaves and light, door to:



**EN-SUITE SHOWER ROOM** 8' 5" x 6' 11" (2.57m x 2.11m) Low level close coupled WC with push button flush, hand wash basin, vanity unit underneath, heated towel rail, large walk in shower with fountain shower and glass shower screen, ceiling light point, Velux window, tiled flooring.

**FRONT** Double timber gate providing access to driveway parking for several vehicles, a further double gate leads around the side to the rear of the property and on to the double garage, raised gravel bed, mature shrubs, stone wall to one side, fencing.

**REAR GARDEN** A large composite decked area with ample space for entertaining and al fresco dining is accessed via sitting room and bedroom, with steps down to the pleasant enclosed rear garden, which is mainly laid to lawn with raised gravel area, mature shrubs and bushes throughout, there is a greenhouse and vegetable garden. Panel fencing around the garden offers privacy and seclusion, the double garage is accessed via a driveway which wraps around the side of the house.



Age: 1930's (unverified)	Stamp Duty:* £10,000 at asking price
Council Tax Band: E EPC Rating: D	Tenure: Freehold
Services – Septic tank.	
Electric Meter Position: Outside kitchen	Gas Meter Position: Oil tank outside
Boiler Position: Outside	Water: Meter
Loft: Part boarded, part insulated, stairs, light	Rear Garden Facing: South
Total Floor Area: approx. 160 sqm	Square foot: approx. 1,722 sqft

**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge. \*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



### First 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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