



Manor Close, Kingskerswell, Newton Abbot Draft details subject to change

Guide Price £290,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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25 MANOR CLOSE, KINGSKERSWELL, NEWTON ABBOT, TQ12 5HE

No onward chain | Popular location | Semi-detached bungalow | Situated in the sought after village of Kingskerswell | Enclosed entrance porch | Inner hall | Three bedrooms | Kitchen | Lounge  
Conservatory | Shower room | Viewing highly recommended

A spacious semi-detached bungalow situated in a quiet cul-de-sac location being offered to the market with no upward chain. Accommodation comprises enclosed entrance porch, L-shaped inner hall, three double bedrooms (Two on the ground floor, one on the first floor), shower room, kitchen, sitting room and conservatory. Externally the property benefits from private front and rear gardens and driveway parking to the side. Viewing is highly recommended.

### The Accommodation Comprises

Panelled timber door into

**ENCLOSED ENTRANCE PORCH** - 1.07m x 0.94m (3'6" x 3'1") Obscure glazed door into

**INNER HALL** - 3.99m x 2.57m (13'1" x 8'5") Stairs leading to first floor, ceiling light point, doors to principal rooms, radiator, laminate wood effect flooring, wall mounted electric meter, telephone point.

**BEDROOM ONE** - 3.61m x 3.45m (11'10" x 11'4") Double bedroom with UPVC double glazed window to the front aspect, radiator, hand wash basin, wall mounted mirror fronted medicine cabinet, picture rail.



**BEDROOM TWO** - 3.91m x 3.61m (12'10" x 11'10") Double bedroom, directional ceiling spotlights, UPVC double glazed window to the front aspect, radiator.

**SHOWER ROOM** - 2.57m x 1.68m (8'5" x 5'6")

Directional ceiling spotlights, aqua panelled walls, low level close coupled WC with push flush, pedestal hand wash basin with monoblock mixer tap, cabinet below, large walk-in shower with glass shower screen, mains fed shower, heated towel rail, two obscure double glazed windows to the side aspect.



**KITCHEN** - 3.68m x 3.63m (12'1" x 11'11")

Matching base and drawer units with worksurfaces over, sink with monoblock mixer tap, double glazed windows to the rear aspect, ceiling light, ceiling fan, vinyl tile effect flooring, space for American style fridge/ freezer, built-in five ring hob with eye level oven and grill, space for washing machine, cupboard housing wall mounted combination boiler, control for central heating system.



**SITTING ROOM** - 4.83m x 3.63m (15'10" x 11'11") Directional ceiling spotlights, TV aerial points, radiator, fireplace with fitted wood burner, timber mantle, stone surround and half UPVC double glazed sliding doors providing access to the Conservatory.



**CONSERVATORY** - 2.92m x 3.18m (9'7" x 10'5") Vinyl flooring, pitch polycarbonate roof, windows to the side and rear, double glazed sliding door providing access to the rear garden.



**FIRST FLOOR BEDROOM** - 5.16m x 3.56m (16'11" x 11'8") Double bedroom with three velux windows, ceiling light point, storage hatches into the eaves.

**OUTSIDE**

**FRONT** Low-level brick wall front garden mainly laid to lawn, panel fencing.

**REAR** Delightful private garden with level lawn, concrete path leading to timber bridge over stream enclosed with panel fencing and natural boundaries. Patio seating area, rendered outbuilding for storage, timber shed.



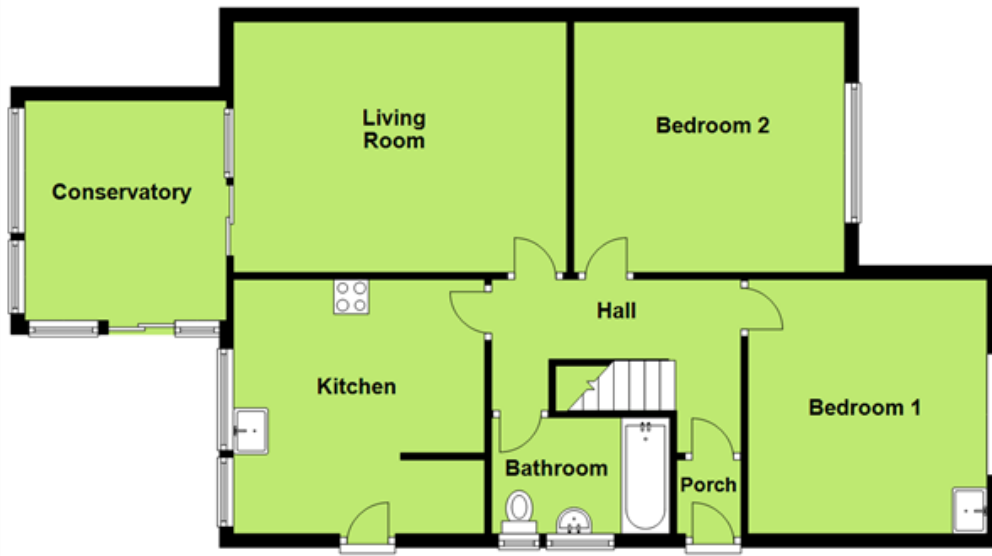
**PARKING** Double iron gates opening to concrete hardstanding to provide off road parking. Further parking could be created into the front garden if required.

Age: (unverified)	Stamp Duty:* £2,000 at asking price
Council Tax Band: C EPC Rating: C	Tenure: Freehold
Services - TBC	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 104 sqm	Square foot: approx. 1,119 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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