



**MIDWAY**  
NEWTON ABBOT TQ12 5BS



# MIDWAY

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A very nicely presented four bedroom detached family home located in a quiet cul-de-sac in the popular village of Kingskerswell. The house site in a spacious plot and comprises on the ground floor, a roomy open plan living room with dining room, kitchen, shower room and fourth bedroom/snug. The ground floor setup allows for flexible living to suit the owners needs by having the additional bedroom and shower room it could even accommodate an older relative who needs to be on the level. The first floor has three bedrooms, the master is a particularly large room and has lots of fitted storage, there is also a bathroom to service the three bedrooms. Outside To the front of the house is a large driveway with room for multiple vehicles you have access to the garage, the entrance door and also a side gate from here. The rear garden is a very generous size featuring a decked area with sunken hot tub, a large lawned garden perfect for children and also a garden cabin which can be used as office space, a gym or many other uses. Location There are several prehistoric sites on the high ground surrounding Kingskerswell to include the Iron Age sites of Milber Down, Berry's Wood and Dainton. Kerswell down can be found to the West of the Village. A local parade of amenities can be found nearby to the property to include a Co-op, post office, hairdressers, garage and a chemist. It is worthy to note that there is also a local Health Centre and a library. Kingskerswell Primary School is just a short walk from the property along with a number of pre-school playgroups and a Scout group. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30 minutes to The Cathedral City of Exeter.

## Entrance Hall

Side elevation double glazed entrance door. Wall mounted radiator. Coving.

## Living Room 17' 7" x 10' 7" (5.36m x 3.22m)

Front elevation double glazed window. Wall mounted radiator. Log burner. Coving. Open with dining room.

## Dining Room 13' 9" x 10' 4" (4.19m x 3.15m)

Rear elevation double glazed french doors. Coving. Stairs to first floor. Under stair storage. Picture rail.

## Bedroom Four/ Snug 10' 4" x 9' 10" (3.15m x 2.99m)

Rear elevation double glazed window. Wall mounted radiator.

## Shower Room

Shower cubicle. Low level WC. Wash hand basin. Double glazed frosted window. Tiling. Heated towel rail. Mirrored cabinet.

## Kitchen 9' 6" x 9' 9" (2.89m x 2.97m)

Front and side elevation double glazed windows. Fitted kitchen with wall and base units. Fitted work surfaces. Fitted oven and hob. Space and plumbing for dishwasher. Sink with drainer.

## First Floor Landing

Access to all rooms on the level.

## Bedroom One 10' 8" x 20' 5" (3.25m x 6.22m)





*HS Owen*  
Estate Agents

Large fitted storage including shelving and hanging rails. Double glazed window. Side elevation velux window. Wall mounted radiator.

**Bedroom Two** 17' 7" x 10' 4" (5.36m x 3.15m)  
Double glazed window. Wall mounted radiator. Fitted wardrobes.

**Bedroom Three** 13' 6" x 9' 9" (4.11m x 2.97m)  
Double glazed window. Wall mounted radiator.

**Bathroom**  
Panelled bath with shower over. Low level WC. Wash hand basin. Double glazed velux window. Mirrored cabinet.





*H. S. Owen*  
Estate Agents

## General

### Services:

All mains services are believed to be connected to the property.

### Local Authority:

Torbay Council

### Council Tax:

E

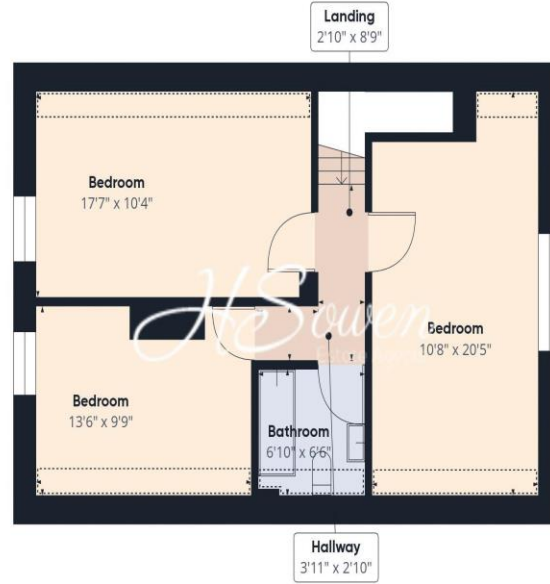




*H. Sower*  
Estate Agents



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>  
1569.34 ft<sup>2</sup>

Reduced headroom  
80.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.