



## Kingskerswell

4x  1x 

ENERGY RATING C70

- Video Walk-through Available
- Spacious Semi-Detached House
- 4 Bedrooms
- Modern Kitchen & Utility
- 2 Reception Rooms & Conservatory
- Sleek Family Bathroom & Additional WC
- Off Road Parking
- Enclosed Rear Garden
- Village Location
- Early Viewings Advised

**Guide Price:**  
**£340,000**  
FREEHOLD

# 9 Newton Road, Kingskerswell, Newton Abbot, TQ12 5EQ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 9 Newton Road, Kingskerswell, Newton Abbot, TQ12 5EQ

A 1930s bay fronted semi-detached property updated and extended for modern family living. Set in the heart of Kingskerswell with easy access to local amenities and good transport links, this family home offers excellent accommodation and value for money. With a private sunny garden, off road parking, double glazing and gas central heating, this is a home to be viewed to truly appreciate all that it has to offer.

### The Accommodation:

Entering through the front door, there is an entrance porch perfect for hanging shoes and coats and keeping the cold from the main house. The entrance hallway with high ceilings, sweeping staircase to one side and lots of natural light sets the tone for the property. The lounge is a charming space with beautiful bay window, picture rails and a lovely modern feature fireplace with electric fire. Should the lucky new owners wish to, there is the potential to install a log burner or to open the fireplace back up to enjoy a cosy real fire. The dining room is spacious enough to house a large table and chairs and opens into a conservatory through sliding double doors affording the room a lot of natural light. Open plan to the dining room is a modern kitchen with a good amount of storage and worktop space with built in electric oven and hob and down a small turning staircase is an excellent utility space with useful cloaks/WC off.

Upstairs from the central landing on the first floor are doors leading to 3 bedrooms and family bathroom and stairs to the second floor. The bathroom is of a good size, fully tiled and comprises a contemporary white suite of WC, basin and P shaped bath with glass screen and shower over and having stylish grey lino flooring. The master bedroom with another lovely bay window overlooks the front of the property and is a beautiful bright and airy space. Bedroom two

is also of a very good size and overlooks the rear garden. The first floor is completed by a single bedroom, perfect as a home office or child's bedroom.

Up a carpeted turning staircase with Velux window is bedroom three which would make the perfect bedroom for a teenager wanting their own space. With built in storage cupboard, two large Velux windows and spotlights, this room perfectly finishes off this lovely family home.

### Outside:

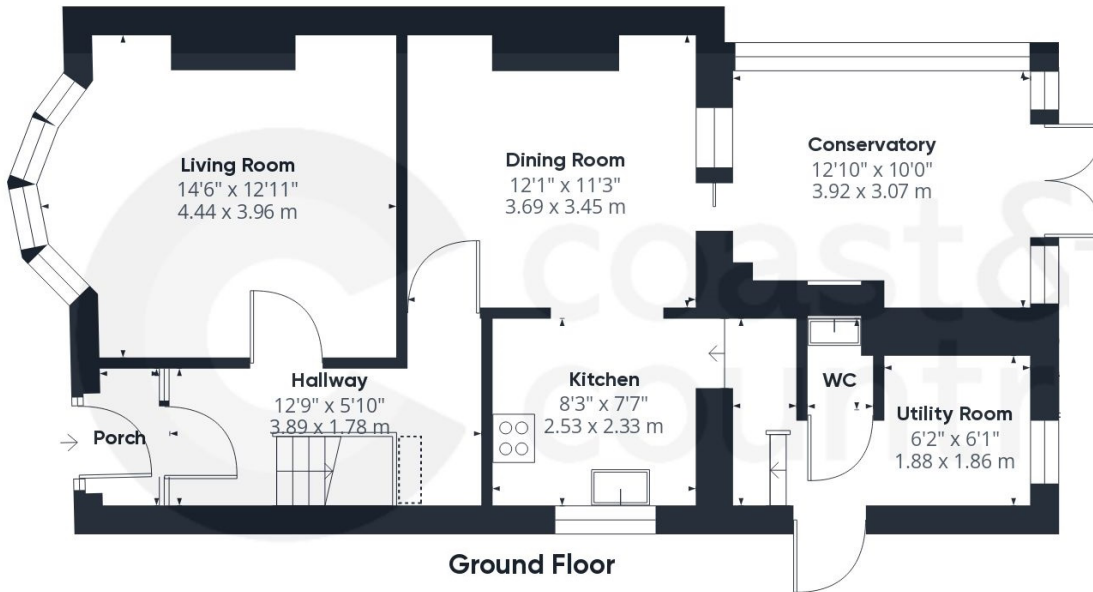
The property enjoys side access via a gravelled path to the back garden which is gated. To the rear from the conservatory, is direct access to a raised decking area. The main part of the garden is laid to lawn with flower borders and mature shrubs on the edges. To the rear of the garden is ample space for a garden shed.

### Parking:

To the front of the property are two off-road parking spaces on tarmac.



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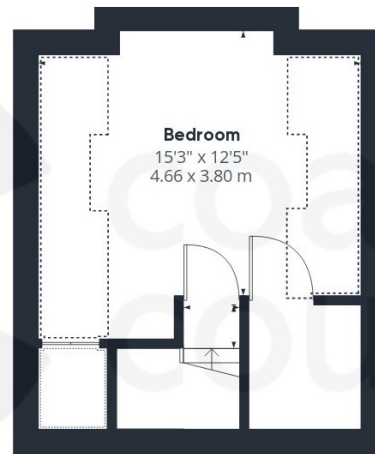
## Approximate total area

1397.94 ft<sup>2</sup>

129.87 m<sup>2</sup>

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



## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains gas. Mains electricity. Mains drainage. Owned solar panels.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.