



Kingskerswell

3x  1x 

ENERGY RATING D65

- Video Walk-through Available
- Mature Semi-Detached House
- 3 Bedrooms
- Modern Kitchen/Diner
- Dual-Aspect Lounge & Conservatory
- Family Bathroom
- Off Road Parking
- Rear Garden
- Convenient Location
- Viewings Recommended

Guide Price:
OIEO £300,000
FREEHOLD



7 Newton Road, Kingskerswell, Newton Abbot, TQ12 5EQ

Situated within the sought-after Kingskerswell this 1930s-style bay windowed semi-detached house offers a smart, well-presented interior with modern benefits and neutral décor. With a driveway parking space at the front, the property has a substantial enclosed lawned garden to the rear.

Kingskerswell is located partway between the popular and well-served market town of Newton Abbot with its mainline railway station (approx. 2 miles) and Torquay on the English Riviera with its chic marina and fabulous restaurants. The village offers a selection of its own amenities including a small supermarket, various shops, ancient church, primary school and a handful of pubs and restaurants. The house is also situated directly on a bus route.

The Accommodation:

Stepping inside, the front door opens directly into an entrance vestibule with tiled floor and what is thought to be the original period inner door with coloured glazed fan light over opening to the main entrance hallway. This features a staircase side window providing plenty of natural light up to the part-galleried first floor landing and has a good-sized cupboard below. Overlooking the front through a bay window is the good-sized lounge, whilst across the rear is the open plan kitchen/diner. Formerly two rooms and now providing one attractive open plan space, the kitchen is fitted with a comprehensive range of cabinets and selection of integrated appliances. Off the kitchen patio doors open to an adjoining double-glazed conservatory with access to the rear garden.

On the first floor, the traditional layout includes three bedrooms, the principal with bay window and selection of recessed fitted wardrobes and cupboards. Completing the picture is an up to the minute bathroom with shower-ended bath, WC and basin. With one wall featuring split-slate style tiling and heated towel rail.

Outside:

Surprisingly long rear garden which is completely enclosed and mainly laid to lawn.

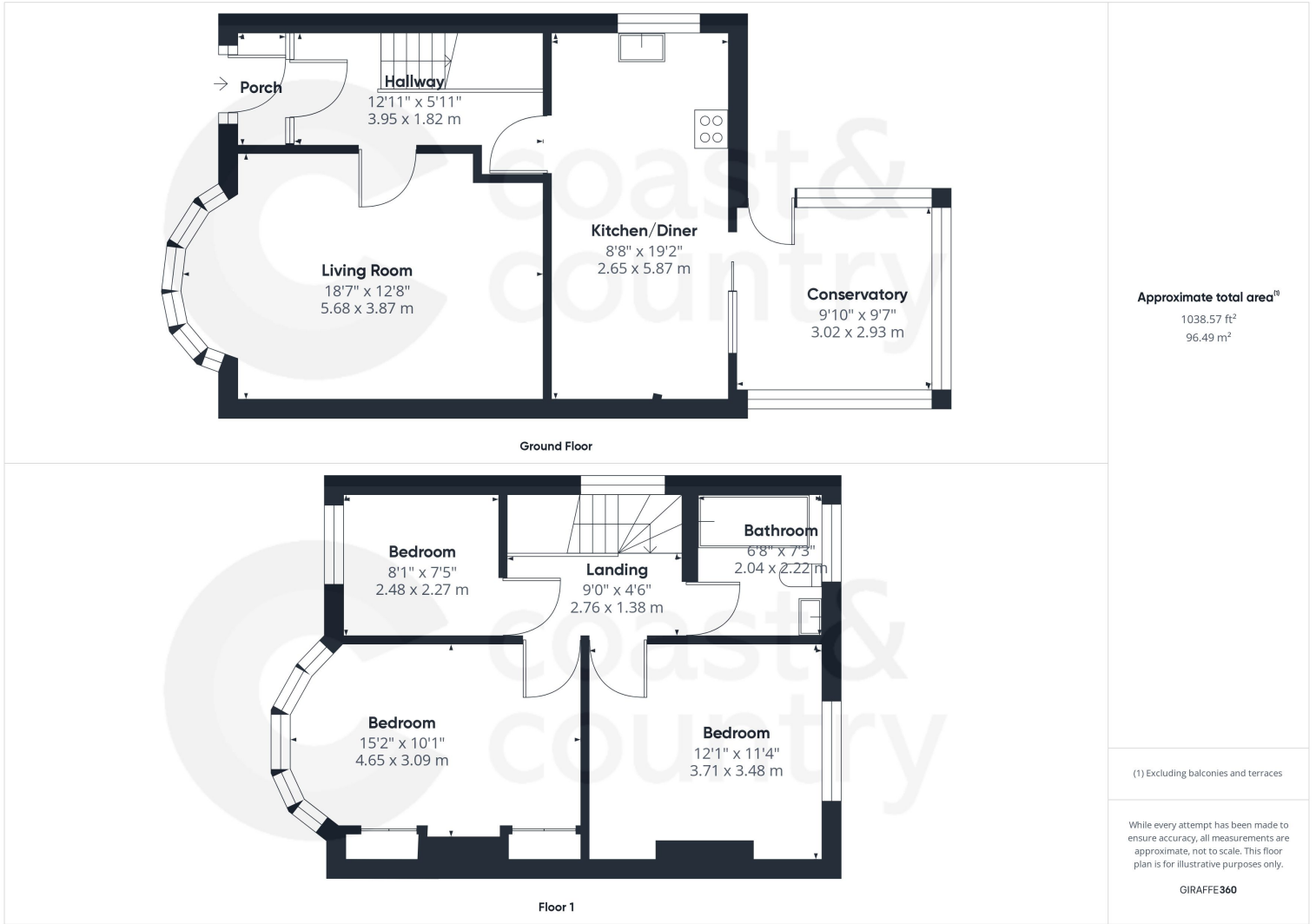
Parking:

Driveway space to the front.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 Torquay Road. Exit on the first slip road for Kingskerswell. Follow the road through the village for around 1 mile the property can be found on the righthand side before the cross roads by the Sloop Inn.





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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 ± 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.