



Kingskerswell

4x  2x 

ENERGY RATING C70

- Video Walk-through Available
- Spacious Detached Bungalow
- 3/4 Double Bedrooms
- 1/2 Reception Rooms
- Kitchen/Diner & Utility
- 2 Bathrooms (1 en-suite) & Additional WC
- Front & Rear Gardens
- Driveway and Double Garage
- Popular Village Location
- Early Viewings Encouraged

Guide Price:
£399,950
FREEHOLD

7 Southey Lane, Kingskerswell, Newton Abbot, TQ12 5JF



Coast and Country are very pleased to have been given instructions to market this superb, detached, four-bedroom 1970s bungalow which has been lovingly cared for and in the same family for a number of years. Situated on Southey Lane, Kingskerswell with some lovely open views, ample parking for several vehicles, a double garage and a private rear garden this property is a must see!

The Accommodation:

Entering the property, you are greeted by a wide, light and airy entrance hallway which provides access to every room (except the utility) which sets the tone for the whole property where space is certainly not in short supply! The lounge is an excellent sized reception and entertaining room with ample space for a variety of furniture and, being square in shape, allows versatility with its configuration. A large picture window overlooks the front garden and enjoys far reaching views across the village. To the rear of the property with windows overlooking the back garden are bedrooms two, four and the master bedroom; all are doubles, the master and second bedrooms being particularly spacious. As well as having fitted wardrobes and ample space for a king-sized bed, the master bedroom also boasts a modern en-suite with walk-in shower, WC, hand basin and heated towel rail. Bedroom three, which is also a double, is currently being used as a dining room and overlooks the front of the property. The size of the kitchen/diner, however, as well as the bonus of a generous utility room, means that this home can comfortably be arranged as having four bedrooms as there is ample space for a dining table within the kitchen. The family bathroom, as with the en-suite, is modern with a white suite and tiled flooring. Lastly is a useful additional cloakroom/WC.

Outside:

The front garden is mostly laid to lawn with a patio area to the side of the front door in front of the lounge window, ideal for sitting out in fine weather. The property has access down both sides to the rear garden. The rear garden has a pathway along the back of the property then, raised above this, the back garden is mostly laid to lawn with mature shrubs to the back and side. Behind the garden are mature trees providing the rear garden with a good level of privacy.

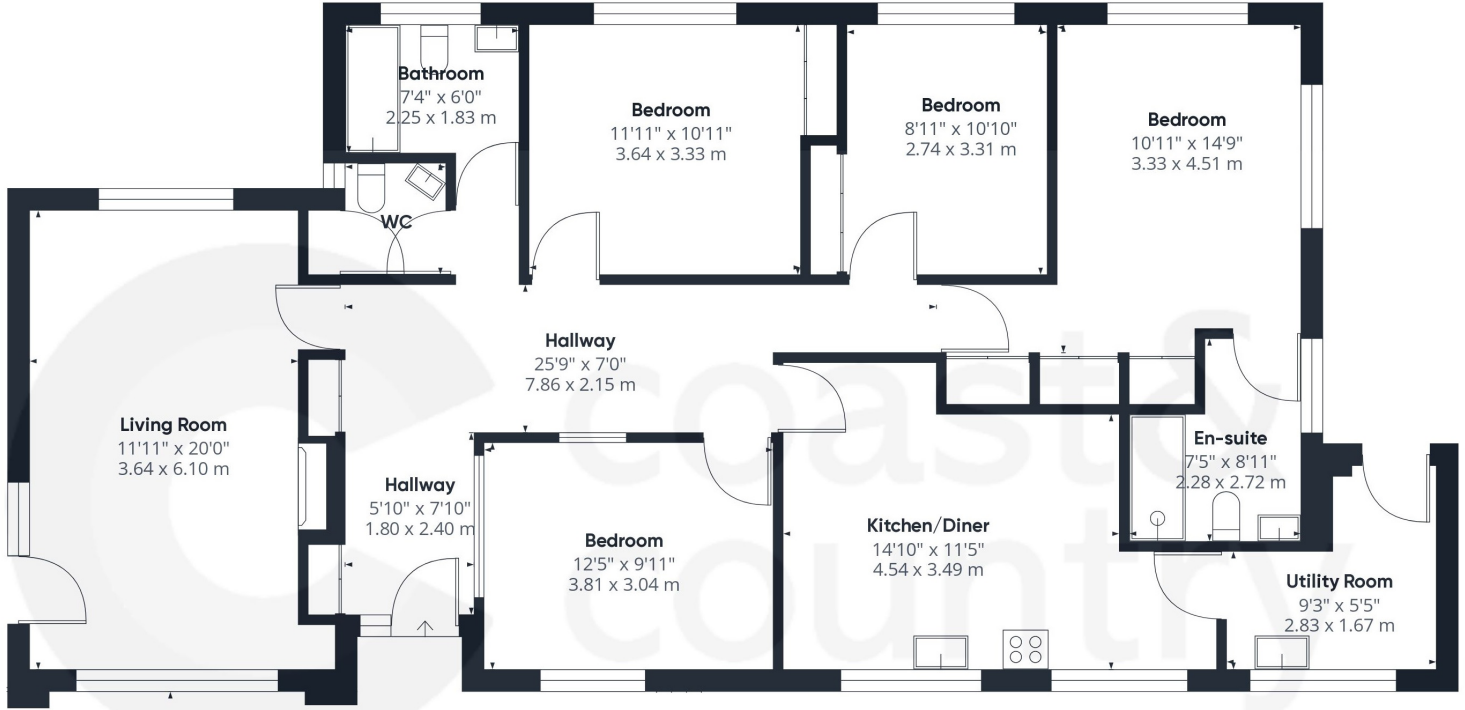
Parking:

To the front, the property has a wide tarmacked driveway with space for several vehicles and direct access to the double garage underneath the living accommodation.

Directions:

From Newton Abbot, proceed out of Newton Abbot on the Torquay Road towards Kingskerswell and at the traffic lights (by the Sloop), turn right into Barnhill Road. At the top turn left onto Fore Street and proceed along this road past the Nelson pub to the roundabout, take the second exit on the roundabout onto Southey Lane, the property can be found approx 100 yards down on the left hand-side.





Approximate total area

1466.8 ft²
136.27 m²

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 E

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 70 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 ± 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.