



Kingskerswell

3x  1x 

ENERGY
RATING
C69

- Video Walk-through Available
- Mature Semi-Detached Chalet Bungalow
- 3 Double Bedrooms (1 first floor)
- Secluded Gardens
- Driveway Parking

- Popular Village
- Cul-de-sac Position
- Much Potential for Improvement/Enlargement
- Gas Central Heating & Double Glazing
- Internal Viewings Encouraged

Guide Price:
£280,000
FREEHOLD



25 Manor Close, Kingskerswell, Newton Abbot, TQ12 5HE

A mature semi-detached chalet bungalow occupying a lovely tucked-away position within highly sought-after Kingskerswell.

Situated within a small cul-de-sac, the property has a gated driveway providing parking at the side, beyond which are a couple of sheds providing storage and space for a garage or even a ground floor extension if required and subject to all necessary planning permission etc.

The gardens are fully enclosed and offer a high degree of privacy and seclusion and are well established with extensive planting lawns terrace and delightful stream at the end of the rear garden with a timber bridge over it.

Kingskerswell is located between the coast at Torquay and the well served market town of Newton Abbot both accessible via a nearby bus route. Local amenities include a small super market church a number of pubs and health centre.

The Accommodation:

Stepping inside, the property has clearly been loved and cherished over the years but does now does lend itself to a degree of refurbishment allowing buyers to make their own mark on their new home. All rooms apart from bedroom three, itself a double with Velux windows, are located on the ground floor providing bungalow-style living in the main. An L-shaped hallway provides access to bedrooms one and two, both doubles overlooking the front, a living room with wood burner and doors to a conservatory which opens to the rear garden, a good sized kitchen also overlooking the rear and a modern shower room with white suite.

Outside:

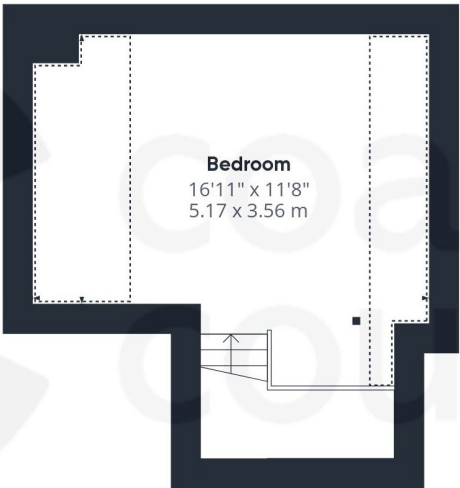
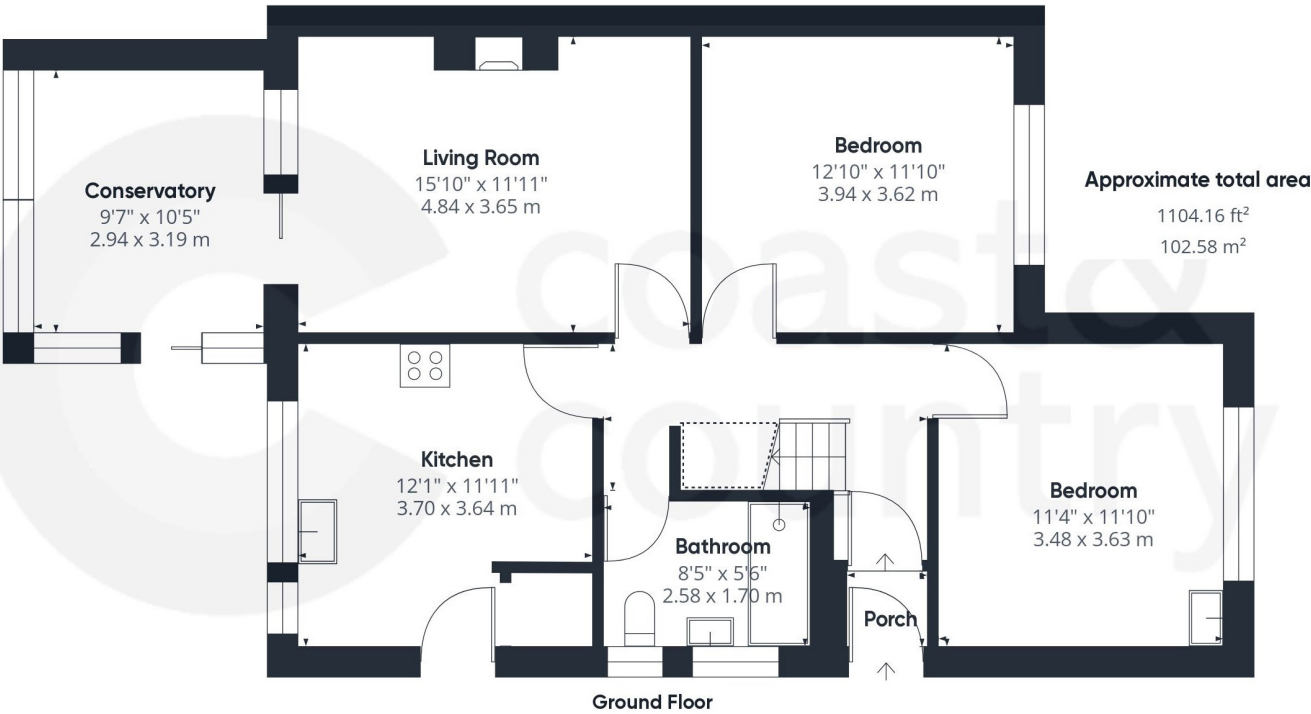
Lovely level plot all fully enclosed and mature which offers a high level of privacy.

Parking:

Gated driveway to the side.



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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 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		82 B
69-80	C	69 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.