



Kingskerswell

3x 1x

ENERGY RATING D68

- Video Walk-through Available
- Beautiful Semi-Detached House
- Well-Presented Throughout
- 3 Bedrooms
- 2 Reception Rooms
- Family Bathroom with Separate Shower Cabinet
- Good-Sized Low Maintenance Garden
- Driveway & Single Garage
- Sought-After Village
- Early Viewings Advised

Guide Price:
£400,000
FREEHOLD

7 Park Road, Kingskerswell, Newton Abbot, TQ12 5BE



1000s of homes sold in Teignbridge

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

7 Park Road, Kingskerswell, Newton Abbot, TQ12 5BE

A superb 1950s semi-detached family home within a sought-after village location. The spacious and well-presented accommodation comprises a light and airy lounge, separate dining room, modern fitted kitchen and cloakroom/WC with three double bedrooms and a modern bath/shower room on the first floor. Gas central heating and double glazing are installed and outside there is a good-sized, low maintenance, garden which enjoys a sunny aspect, a large single garage and additional driveway parking. Internal viewings come highly recommended to appreciate the accommodation, gardens and sought-after village location on offer.

Park Road is situated within the sought-after village of Kingskerswell which offers convenient access for both the A380 to Torquay and Exeter and the Old Newton Road into the village of Kingskerswell itself. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell has a wide range of amenities including various small shops and a small supermarket, a health centre, church, public houses/restaurants and a primary school.

The Accommodation:

A decorative leaded glazed hardwood door leads to the entrance hallway with window to side, stairs first floor and a cloakroom/WC comprising low-level WC with concealed cistern, wash basin, tiled walls and towel rail. The lounge is dual aspect with window to front and French doors with side panels leading to the rear garden. The dining room opens to the kitchen which is extensively fitted with a modern range of grey high gloss wall and base units with work surfaces, tiled splashback, built-in oven, space for fridge/freezer, tiled walls, window to side, uPVC French doors to garden and courtesy door to the garage.

Upstairs on the first floor the landing has a feature window to front, storage cupboard and access to loft. Bedroom one has a window to front and a range of fitted wardrobes. Bedrooms two and three have fitted wardrobes and windows to rear and side. The bath/shower room has a tile panelled bath, separate shower cubicle, low level WC, vanity wash basin, tiled walls, heated towel rail and obscure-glazed window.

Outside:

The rear garden enjoys a sunny aspect and is of a generous size and has been attractively landscaped with paved sun terrace, further decked terrace, steps down to large paved terrace and good-sized artificial grass for ease of maintenance.

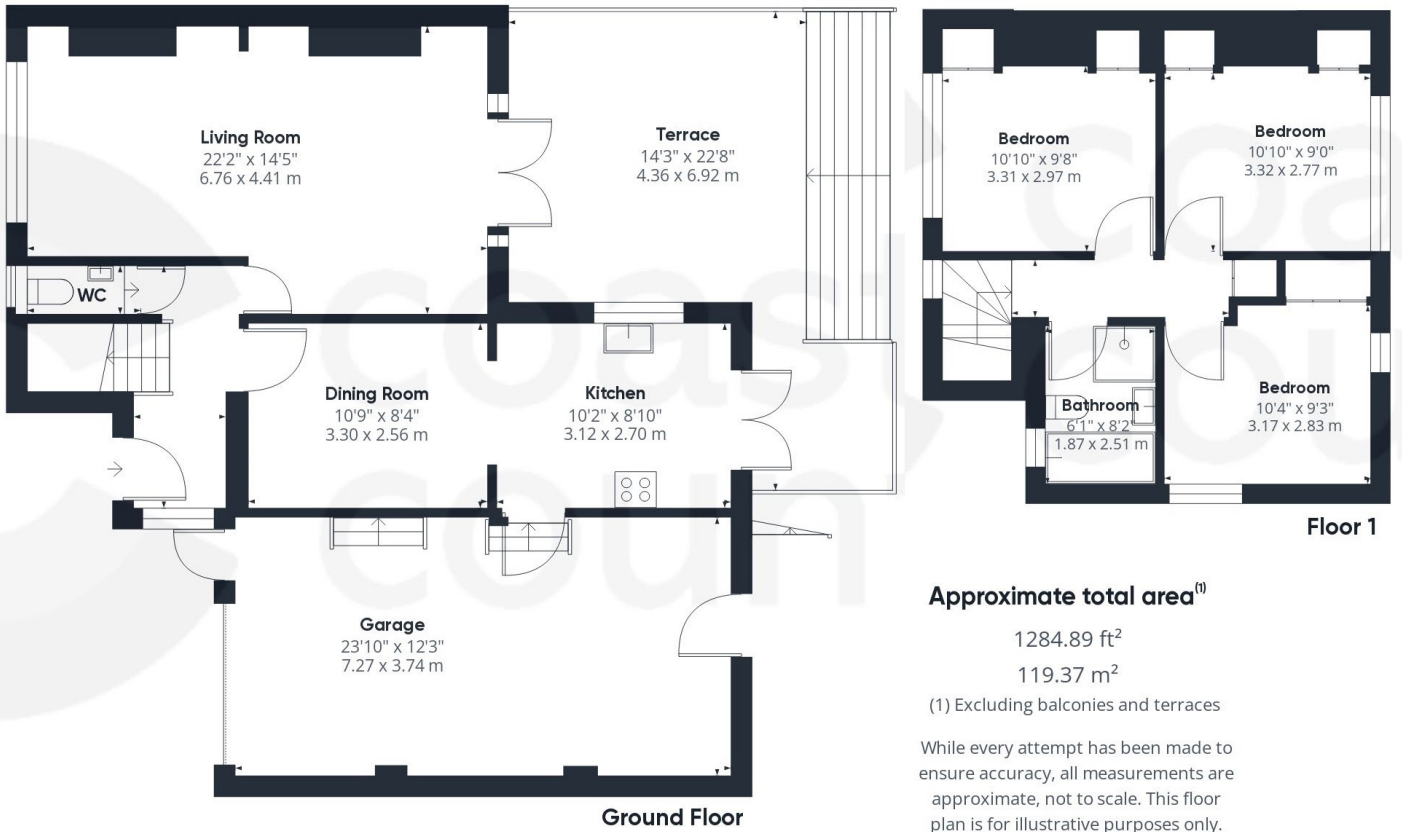
Parking:

Outside to the front there is a gravel driveway providing off road parking leading to the garage which is of a generous size with metal up and over door, wall mounted gas boiler and plumbing for automatic washing machine.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 South Devon Highway Torquay bound. Take the Kingskerswell exit and follow the road towards Kingskerswell. Turn right into Coles Lane (sign posted for the Park Inn). Turn left into Woodland Avenue and then right into Park Road.





Approximate total area⁽¹⁾

1284.89 ft²

119.37 m²

(1) Excluding balconies and terraces

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 drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.