



## Kingskerswell

3x  1x 

ENERGY RATING D65

- Virtual Tour Available
- Semi-Detached House for Improvement
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Bathroom
- Driveway & Garage
- Front & Rear Gardens
- Popular Village Location
- Much Potential

**Guide Price:**  
**£260,000**  
FREEHOLD

# 22 Bushmead Avenue, Kingskerswell, Newton Abbot, TQ12 5EP

A modern semi-detached house located in a sought-after residential cul-de-sac on the outskirts of this popular village enjoying a pleasant outlook and close to the local and well-regarded primary school. The property offers spacious accommodation with three bedrooms, lounge/diner, kitchen and bathroom. Gas central heating and double glazing are installed and outside there is a driveway, detached garage and easy to maintain front and rear gardens. Internal viewings come highly recommended to appreciate the location and accommodation on offer.

The property is located in a popular residential location within the sought-after village of Kingskerswell. Local amenities include a health centre, primary school, public houses / restaurants, church, post office and small supermarket. The market town of Newton Abbot is 3 miles away and Torquay with its chic marina and beach front is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village has excellent transport links with easy access to the new extension to the A380 dual carriageway to Exeter which is approximately 20 miles away.

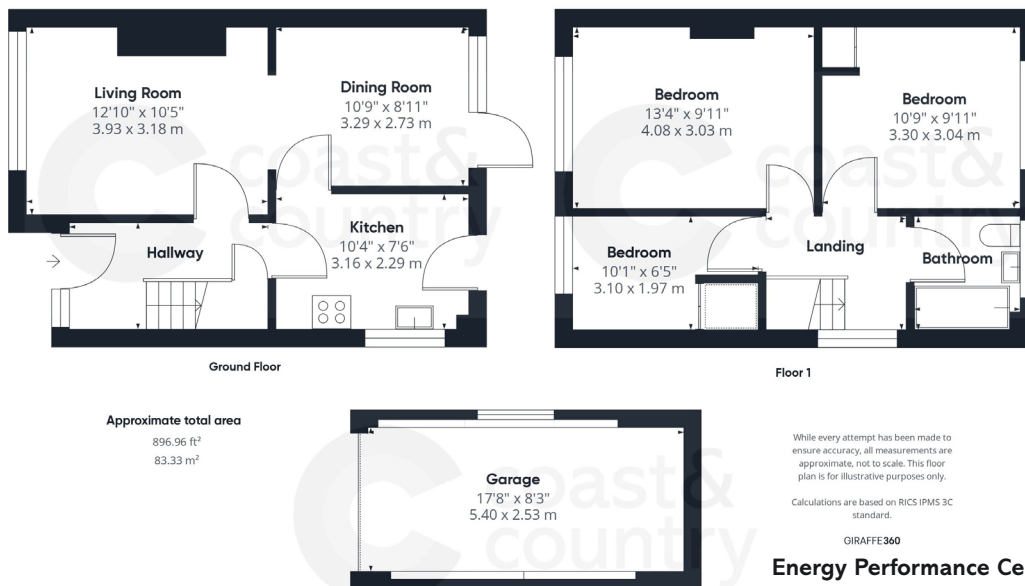
**Accommodation:** A part decorative-glazed entrance door with obscure-glazed side panel leads to the entrance hallway with stairs to first floor and cupboard under. Door to lounge with window to front and feature stone fireplace with gas fire opening to the dining room with window and door to rear garden. The kitchen has a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, window and obscure-glazed door to outside.

Upstairs on the first-floor landing there is a window to side and access to loft. Bedrooms one and three have windows to front enjoying pleasant views towards Dartmoor in the distance. Bedroom two has a double-glazed window to rear and airing cupboard. The bathroom has a suite comprising panelled bath with mixer tap/shower attachment, low level WC, wash basin and window.

**Parking:** Outside to the front there is a driveway leading to a detached garage with metal up and over door.

**Outside:** The front garden has a lawned area with shrubs and established tree. The rear garden has a lawned area with well stocked shrub borders, apple tree and a selection of trees.

**Directions:** From Newton Abbot take the A380 Torquay Road to Kingskerswell. At the Hungry Horse traffic lights turn left into Coffinswell Lane. Turn left into Bushmead Avenue.



## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Agents Notes:

Council Tax: Currently Band C

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

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.