



Kingskerswell

4x  2x 

ENERGY RATING
E53

- Video Walk-through Available
- No Upward Chain
- Spacious Detached Bungalow
- 4 Bedrooms / 2 Reception Rooms
- 2 Bath/Shower Rooms
- Garage & Driveway
- Front & Rear Gardens
- Much Potential
- Popular Village Location
- Good-Sized Plot

Guide Price:
£350,000
FREEHOLD

1 Lyndhurst Close, Kingskerswell, Newton Abbot, TQ12 5AH



1 Lyndhurst Close, Kingskerswell, Newton Abbot, TQ12 5AH

A particularly roomy detached bungalow for improvement occupying a desirable cul-de-sac position within the popular village of Kingskerswell.

With much potential the property stands on a good size plot extending in total to around 0.2 acres with a gated brick paved driveway and attached garage providing parking. At the rear the garden is currently somewhat uncultivated but is well enclosed and enjoys a good level of privacy.

Within a short walk of a timetabled bus route to both the neighbouring towns of Torquay and Newton Abbot, the village offers an extensive range of local facilities including various pubs and restaurants, a primary school, church and various shops and stores.

The Accommodation:

Stepping inside, the accommodation flows well and has been significantly enlarged in the past. As all on one level there is also a degree of versatility. The front door opens into a lobby which then leads directly into a dining hallway with various cupboards off and has plenty of space for a dining table and chairs. A spacious living room is double-aspect including a wide walk-in bay window overlooking the rear garden. Although dated, the kitchen is perfectly usable and has an arch to a separate laundry room. There are four bedrooms, a family bathroom with WC and basin, and a further shower room with WC and basin.

Directions:

From the Penn Inn roundabout in Newton Abbot take the A380 towards Torquay and leave at the first exit for Kingskerswell. At the roundabout take the first exit and then follow the road and then turn left into Lyndhurst Avenue and then left in to Lyndhurst Close and the property is the first on the left.

Outside:

Good size fully enclosed plot extending in total to around 0.2 acres.

Parking:

Gated driveway and attached single garage.



1 Lyndhurst Close, Kingskerswell, Newton Abbot, TQ12 5AH



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

We have not had sight of any planning or building regulations documentation for any extensions.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 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.