



## Kingskerswell

3x  2x 

ENERGY  
RATING  
D63

- Video Walk-through Available
- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bath/Shower Rooms
- Front & Rear Gardens
- Garage & Driveway
- Sought-After Village
- Cul-de-sac Position
- Spacious & Versatile Accommodation

**Guide Price:**  
**OIEO £350,000**  
FREEHOLD



## Grey Tiles 1 Aller Close, Kingskerswell, Newton Abbot, TQ12 5BU



1000s of homes sold in Teignbridge

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



## Grey Tiles 1 Aller Close, Kingskerswell, Newton Abbot, TQ12 5BU

A well-proportioned detached bungalow in a tucked away cul-de-sac position within the village of Kingskerswell. Standing on a generous size plot of around 0.15 of an acre in total, the property has a particularly private enclosed garden at the rear. A long, detached garage and driveway in front provide off road parking.

Aller Close is located on the Newton Abbot side of Kingskerswell and is not far from a bus route to Torbay and Newton Abbot. The village offers a range of local shops pubs schools and churches. Both neighbouring towns offer excellent shopping and leisure facilities with Newton Abbot also having a mainline railway station.

### The Accommodation:

Stepping inside, the interior has plenty of natural light and well-proportioned rooms and, as all on one level, it offers a degree of versatility. A long wide hallway has a recessed airing cupboard off and doors to all rooms. With French doors to the garden, the double-aspect lounge has a fitted gas fire. The separate dining room enjoys an open aspect towards fields. The kitchen has a range of oak effect cabinets and integrated oven and hob and also a door to outside. There are three bedrooms, the principal with an en-suite shower room with WC and basin and, completing the picture, is a spacious bathroom with four-piece white suite including both a bath and large separate shower cabinet.

### Outside:

Good size plot in part being particularly secluded with lawn and paved areas summer house and green house. In total the plot extends to around 0.15 of an acre.

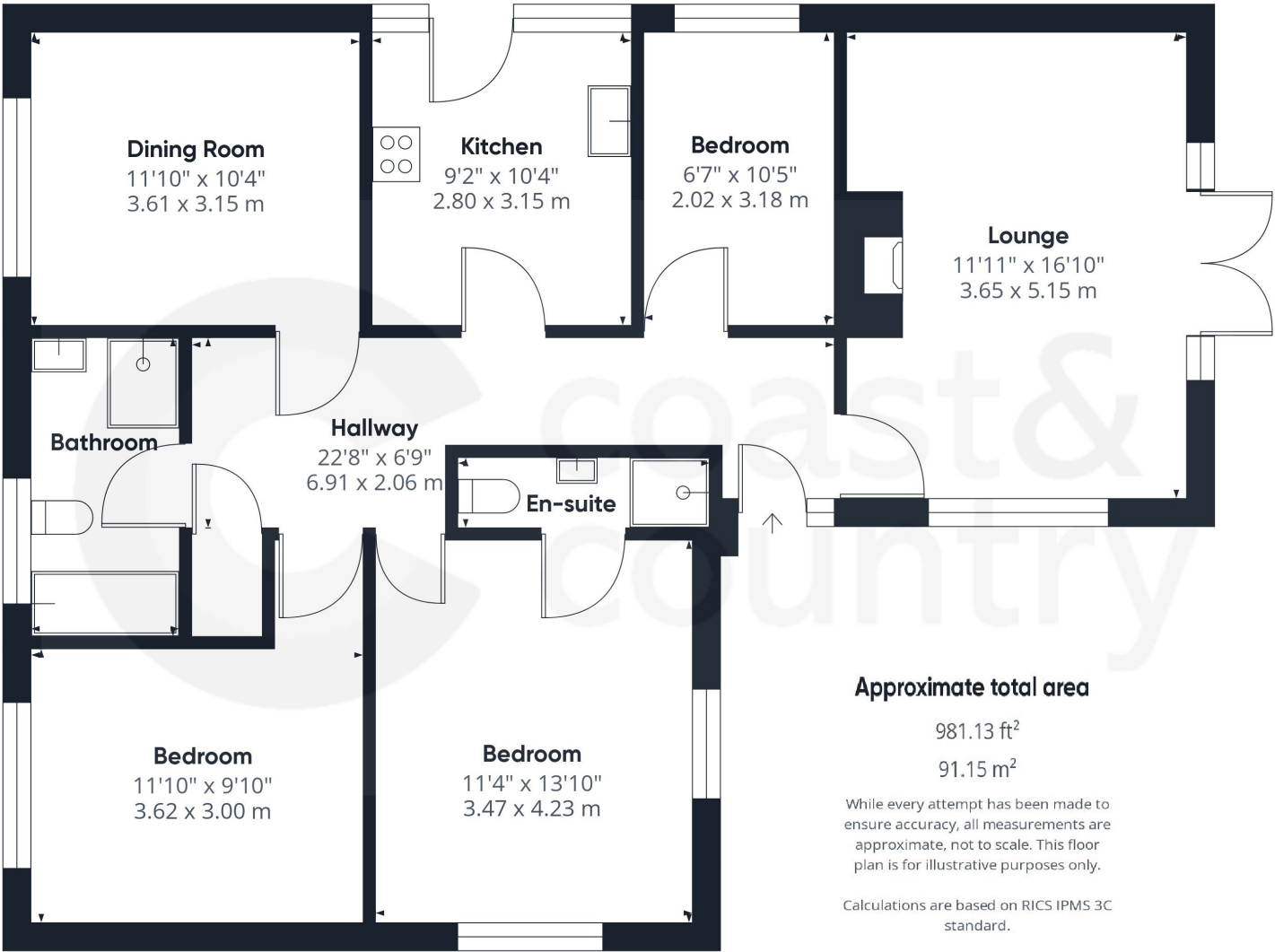
### Parking:

Long single garage and driveway.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 for Kingskerswell / Torquay. Take the first exit left for Kingskerswell. At the roundabout take the first exit for Kingskerswell (Torquay Road). Take the second right into Coles Lane. Turn right into The Roundway and then right again into Aller Close.





Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The property is situated on a private road and there may be a liability for maintenance contributions.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.