



## Kingskerswell

2x  1x 

ENERGY  
RATING  
D60

- Virtual Tour Available
- Link-Detached Bungalow
- 2 Double Bedrooms
- Lounge, Kitchen and Bathroom
- Front and Rear Gardens
- Driveway and Single Garage
- Popular Village Location
- Close to Bus Stop

**Guide Price:**  
**£300,000**  
FREEHOLD

# 6 Lyn Grove, Kingskerswell, Newton Abbot, TQ12 5AR

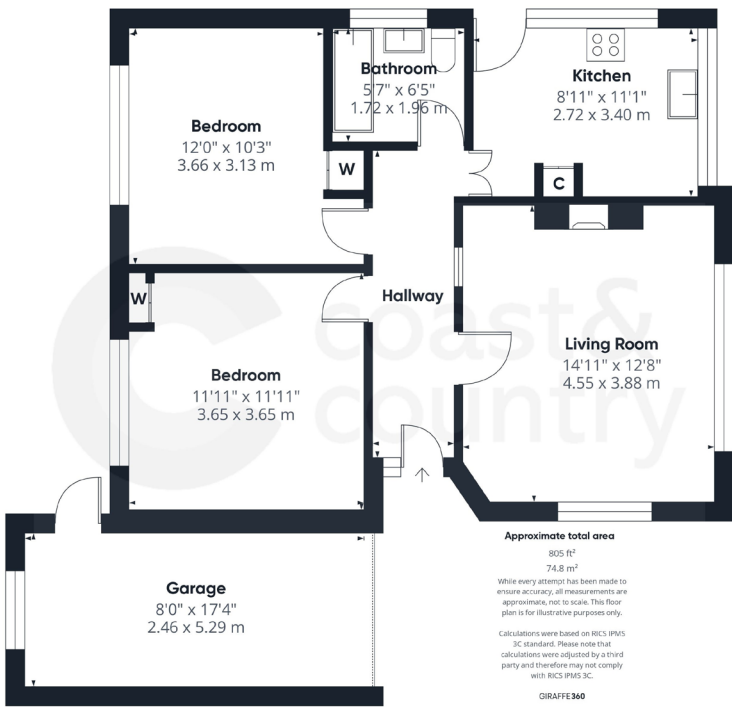
A smartly presented link detached bungalow situated in a sought-after address on the Newton Abbot side of Kingskerswell. Well maintained over the years, the property is attached to its neighbour by each home's garage only, with a driveway in front providing additional parking. The front garden has been designed with ease of maintenance in mind and is mainly laid to chippings. At the rear there is a delightful privately enclosed garden with neatly tended lawn and wooden summerhouse. Within easy reach is a bus stop, and the popular village offers an excellent range of shops and amenities. Newton Abbot town centre is around 1.5 miles drive away.

**Accommodation:** Stepping inside the accommodation is light and airy and well presented. The entrance door at the side opens to a good size hallway with storage cupboard off and doors to all the rooms. Overlooking the front through a picture window is the living room which has a living flame gas fire. Also overlooking the front is the kitchen with selection of oak effect cabinets double aspect window and door to outside. There are two double bedrooms and a shower room with basin and WC.

**Directions:** From the Penn Inn roundabout take the A380 towards Torquay. Leave at the first exit and at the roundabout take the first exit. Follow the road for around half a mile and turn right into Moors Park and then first left into Lyn Grove and the bungalow can be found on the right.

**Outside:** Lovely enclosed rear garden with lawn and summerhouse.

**Parking:** Attached garage and driveway approach.



## 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		83 B
69-80	C		
55-68	D	60 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.