



## Kingskerswell

4x  2x 

ENERGY  
RATING  
D57

- Video Walk-through Available
- Detached Dormer Bungalow
- 4 Bedrooms (1 Ground Floor)
- Extremely Spacious Lounge
- Kitchen/Diner

- Spacious Family Bathroom & En-suite
- Open Views
- Gardens to Three Sides
- Driveway Parking
- Tucked Away Position

**Guide Price:**  
**£490,000**  
FREEHOLD



# High View, Old Newton Road, Kingskerswell, TQ12 5LB



1000s of homes sold in Teignbridge

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



# High View, Old Newton Road, Kingskerswell, TQ12 5LB

A unique and individual detached chalet bungalow in wonderful elevated position and enjoying a private and tucked away position.

Approached over a long private driveway sweeping up to the property which is shared with just one other home, 'High View' truly lives up to its name capturing panoramic views over green fields, rolling hillsides and much of Kingskerswell.

With its own gravel driveway and detached garage providing parking the property occupies a private setting with enclosed gardens on 3 sides with shaded terraces, well-kept lawns, extensive planting and areas ideal for entertaining and summer dining.

Although offering an almost semi-rural setting, High View provides for excellent communication links. The coast at Torquay is almost on the door step with its chic marina and attractive bars and gastro pubs just a 3.5 mile drive. Torbay hospital is within a 2.5 mile drive and the well served market town with main line railway station around a 3 mile drive.

The village offers an excellent primary school, ancient church, various shops including a small supermarket and a hand full of first-class pubs/restaurants.

## The Accommodation:

In the same ownership for many years the property has evolved to suit the current owners and does now offer a degree for a new owner to make their own mark and also a degree of versatility. A spacious entrance hallway with stairs to the first-floor part galleried landing provides access to the ground floor rooms. These include a guest cloakroom/WC with panelled shower cabinet which is also accessed on an en-suite Jack and Jill basis from a spacious ground floor double bedroom (four). A particularly spacious kitchen/diner extends to some 25sqm with space for a large 10-seater table and a kitchen area with a comprehensive selection of cabinets and integrated eye level double oven and grill and an inset hob. The real hub of the house is the spectacular open plan living room created by combining a number of smaller rooms to now provide a spacious and attractive room fully encapsulating the views and providing a wonderful space to entertain.

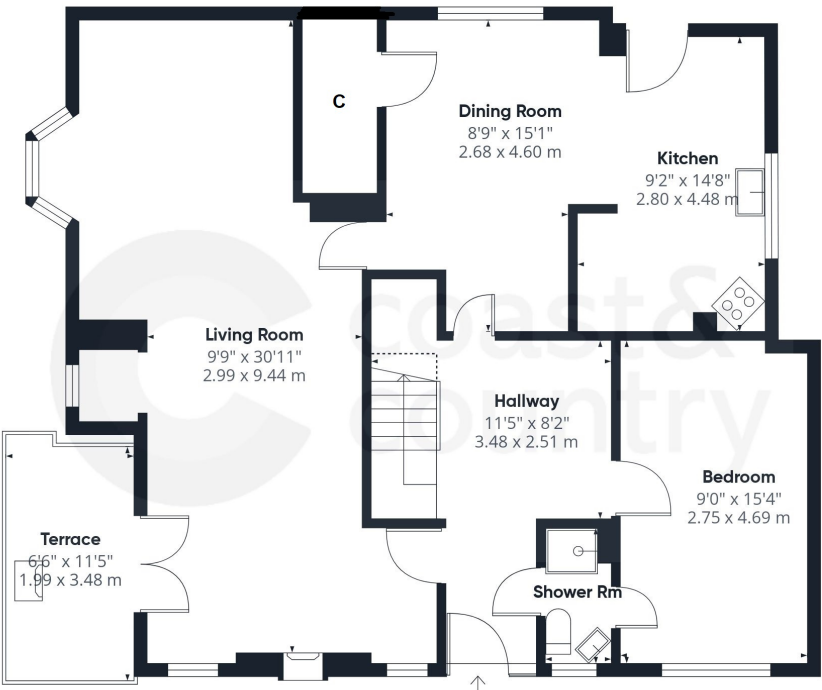
On the first floor, the part-galleried landing has extensive storage off and doors to three further good-sized bedrooms and a first-class family bathroom.

## Directions:

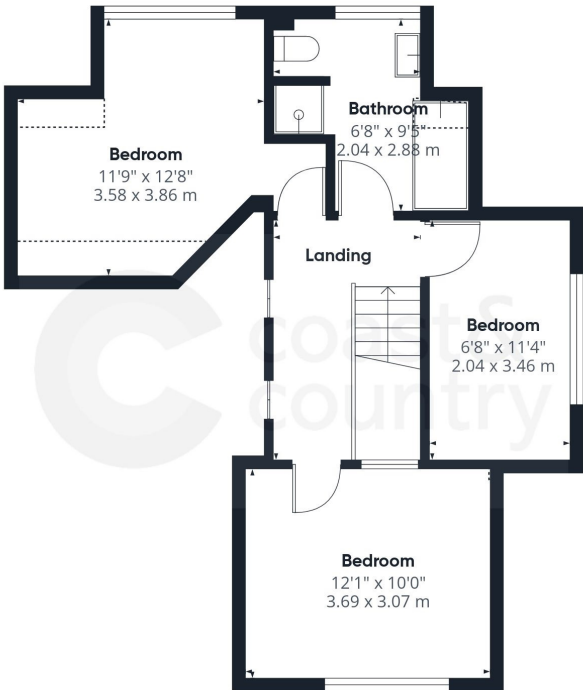
From the Penn Inn roundabout in Newton Abbot take the A380 South Devon link road towards Torquay. Leave at the first exit for Kingskerswell. At the roundabout take the third exit and at the next the second exit. Follow the road until it splits left and right. Take the right hand fork and then immediately right signposted for High View.



# High View, Old Newton Road, Kingskerswell, TQ12 5LB



Ground Floor  
Approximate total area  
1426 ft<sup>2</sup>  
132.3 m<sup>2</sup>



Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Agents Notes:

Council Tax: Currently Band E  
Tenure: Freehold  
Mains water. Private drainage. Mains gas. Mains electricity.  
Shared private driveway, maintenance split 50/50 with the other property on an as and when basis.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 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.