



Kingskerswell

4x  1x 

ENERGY
RATING
C70

- Video Walk-through Available
- Superb Modern Semi-Detached House
- 4 Bedrooms
- Lounge and Kitchen/Diner
- Immaculately Presented

- Paved Driveway Parking
- Level Enclosed Garden
- Hobbies Room in Garden
- Popular Village Location
- Early Viewings Advised

Guide Price:
£365,000
FREEHOLD

8 Lonsee Gardens, Kingskerswell, Newton Abbot, TQ12 5FE



1000s of homes sold in Teignbridge

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

8 Lonsee Gardens, Kingskerswell, Newton Abbot, TQ12 5FE

A modern semi-detached house offering well-appointed accommodation with up to the minute fittings and an immaculate interior.

Situated in a cul-de-sac location on the Newton Abbot side of the highly regarded village of Kingskerswell, the property occupies a fantastic plot featuring a secluded level enclosed garden, which wraps around at the side and rear, which is mainly lawned with a feature composite decked area ideal for summer dining. In addition, within the garden is a superb modern bespoke studio with French doors currently providing a hobbies room.

At the side is a brick paved driveway providing parking.

Kingskerswell offers an excellent range of local facilities including various shops, primary school, health centre, church and a number of excellent pubs/ restaurants. For the commuter the A380 South Devon Link Road to Torbay and Exeter is within a mile's drive.

The Accommodation:

Stepping inside, the accommodation is well-planned with neutral tones and plenty of natural light. An entrance hall has stairs to the first floor and a cupboard below. There is a useful cloakroom with WC and basin which also has space and plumbing for a washing machine. Overlooking the front is an impressive kitchen/diner with comprehensive selection of cabinets, co-ordinating counter tops, and integrated oven, hob and hood. At the rear is a lounge with access out to the garden.

On the first floor are four bedrooms and a first-class bathroom with modern white suite.

Parking:

Paved driveway to the side.

Gardens:

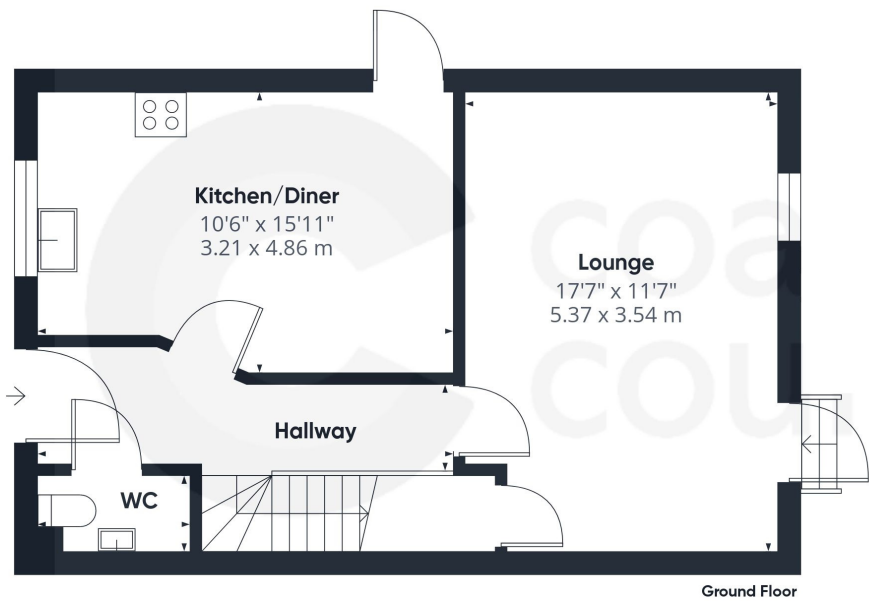
Lovely secluded and fully enclosed gardens to the side and rear with modern detached studio.

Directions:

From The Penn Inn roundabout take the A380 towards Torquay. Leave at the first exit for Kingskerswell. At the roundabout take the first exit and then take the second right in to Coles Lane. Follow the road and take the third right which leads to Lonsee Gardens with the property on the right hand side.



8 Lonsee Gardens, Kingskerswell, Newton Abbot, TQ12 5FE

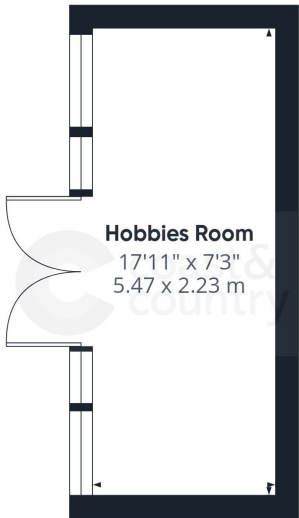
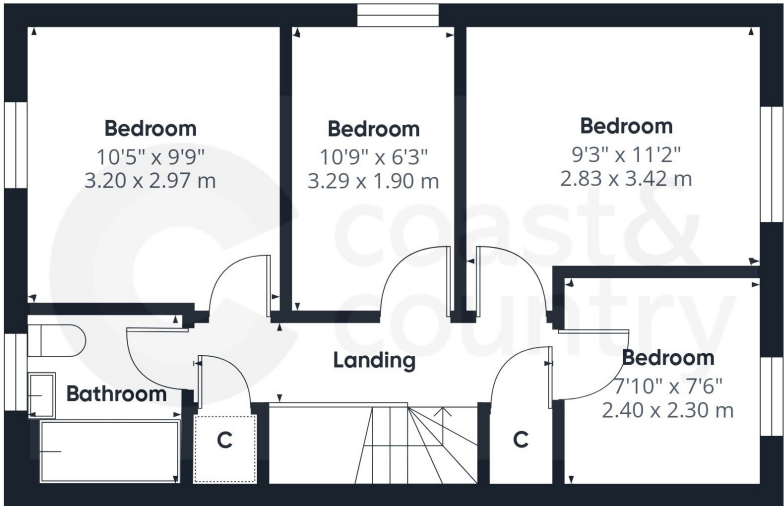


Approximate total area

1030 ft²
95.8 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains electricity. Air-source heat pump.
Service Charge: Currently approximately £70 per annum.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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 ± 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.