



## Kingskerswell

2x  2x 

ENERGY  
RATING  
D64

- Video Walk-through Available
- Semi-Detached Chalet Bungalow
- 2 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen, Separate Utility & Store

- 2 Bath/Shower Rooms
- Paved Driveway
- Front and Rear Gardens
- Cul-de-sac Position
- Popular Village Location

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

# 30 Boundary Close, Kingskerswell, Newton Abbot, TQ12 5BP



1000s of homes sold in Teignbridge

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

## 30 Boundary Close, Kingskerswell, Newton Abbot, TQ12 5BP

A surprisingly roomy semi-detached chalet bungalow situated in a highly favoured cul-de-sac location with potential for a degree of improvement and modernisation.

Enjoying a lovely setting directly adjoining and overlooking fields at the rear the property has a secluded rear garden with a brick paved terrace and wide timber deck providing a perfect location for summer dining with a lawned garden on a slightly lower level. An attached garage and wide paved driveway provide plenty of parking. Boundary Close is located in a tucked away position on the Newton Abbot side of the well-served village of Kingskerswell. Local amenities include various shops, a primary school, a church, a health centre and a number of excellent pubs/restaurants.

### The Accommodation:

Stepping inside the accommodation is light and airy with plenty of space. At ground floor level a spacious entrance hall has the stairs to the first floor and provides access to the living accommodation including a large lounge with patio doors to an adjoining conservatory. There is a separate dining room and fitted kitchen off which is a lobby/utility room. Also on the ground floor is a double bedroom and bathroom with both a bath and separate shower cabinet.

On the first floor is a further bedroom with en-suite shower room.

### Parking:

Paved driveway and attached garage.

### Gardens:

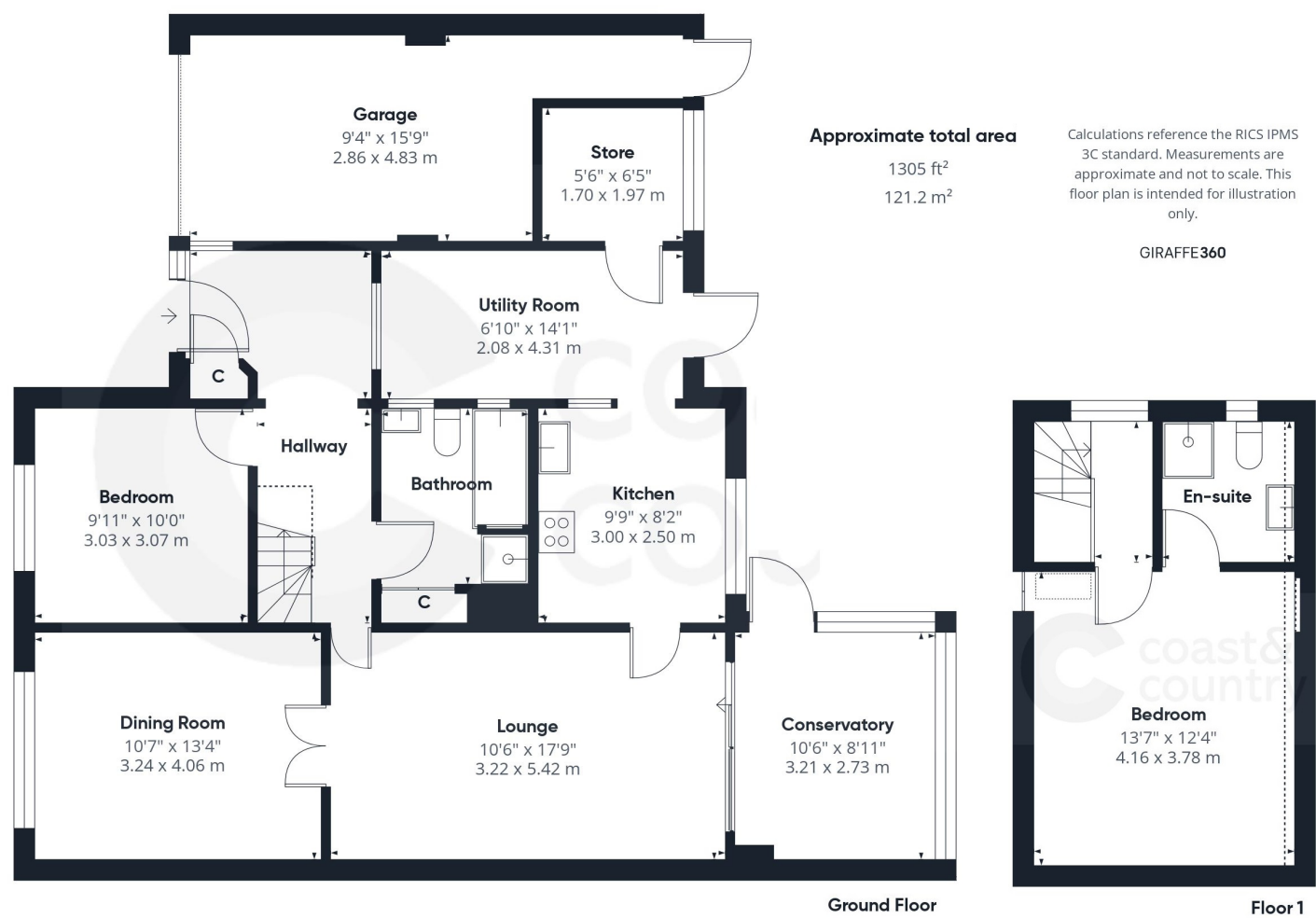
Lovely rear garden overlooking fields with lawn, deck and paved terrace all privately enclosed.

### 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 take the second right right into Coles Lane. Take the first right into the roundway and follow the road straight ahead and Boundary Close will be found off to the right.



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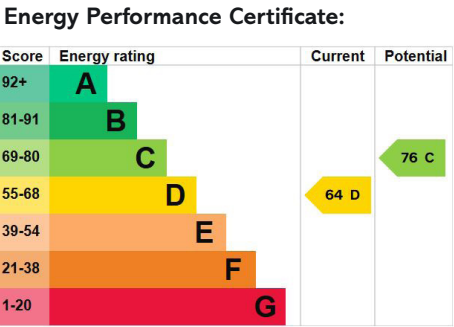
**Agents Notes:**

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only



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.