



## Kingskerswell

3x  1x 

ENERGY  
RATING  
D68

- Video Walk-through Available
- Spacious Detached Bungalow
- 3 Bedrooms
- Lounge with Bay Window
- Kitchen & Wet Room

- Garage and Driveway Parking
- Front and Rear Gardens
- Popular Village Location
- Level for Bus Stop
- Much to Offer

**Guide Price:**  
**£365,000**  
FREEHOLD



# 22 Fairfield Road, Kingskerswell, Newton Abbot, TQ12 5HQ





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A mature detached bungalow in a tucked away position with an attached garage and driveway parking. Situated within a private road on the level and on the Torquay side of Kingskerswell, the property occupies a lovely enclosed plot with well-kept front and rear gardens. At the back of the garage is a good size utility room and also a separate hobbies room overlooking the rear garden.

On the level for a timetabled bus route, the property is also conveniently positioned for an excellent range of amenities that Kingskerswell has to offer such as a primary school, various shops, health centre, and a number of pubs/restaurants.

### The Accommodation:

The accommodation is well presented, has a practical layout and is flooded with natural light. A spacious triangular shaped reception hallway has a storage cupboard off and provides access to all of the principal rooms. A double-aspect living room features a walk-in bay window and has a gas fire. A practical kitchen has a selection of modern cabinets and door to a side lobby providing access to the rear garden, the garage, utility room and hobbies room. There are three good size bedrooms and a shower room with basin and WC.

### Parking:

Attached garage and driveway space in front.

### Gardens:

Well-kept front and rear gardens mainly laid to lawn and privately enclosed.

### Directions:

From the Penn Inn roundabout in Newton Abbot take the A380 towards Torquay. Leave at the first exit and at the roundabout the first exit onto Newton Road. Follow the road and after passing the sloop pub and going under the bridge take the fifth left into Fairfield Road and left again and the property can be found on the left.



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**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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  $\pm$  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.