



Kingskerswell

3x  1x 

ENERGY
RATING
C71

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms
- Lounge with Feature Fireplace
- Kitchen/Diner
- Linen Cupboard & Built in Wardrobes
- Parking for Two Vehicles
- Multi-Tiered Garden with Patio & Lawn
- Cul-De-Sac Location
- EPC: C71

Guide Price:
£250,000
FREEHOLD

5 Embury Close, Kingskerswell, Newton Abbot, TQ12 5HS



1000s of homes sold in Teignbridge

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

5 Embury Close, Kingskerswell, Newton Abbot, TQ12 5HS

A smart modern semi-detached house situated in cul-de-sac within the heart of highly desirable Kingskerswell.

With off road parking for two vehicles at the front, the home has a privately enclosed garden at the rear with gated side access, a level paved terrace adjoining the house ideal for summer dining and a lawned area on a slightly higher level.

The well-served village of Kingskerswell is conveniently located between the coastal town of Torquay and the vibrant market town of Newton Abbot, with its excellent road and rail links both of which are accessible via a nearby bus route. Access to the A380 South Devon link road to Exeter and the M5 is within a mile or so. Local amenities include various shops including a local Coop store and Aldi supermarket, a primary school, ancient church and a handful of excellent pubs and restaurants.

The Accommodation:

Stepping inside, the interior is accessed through the front door with canopy over into a hallway with stairs to the first floor. The front facing lounge has a decorative fireplace surround and a wide arch providing access to the kitchen/diner on a fashionable, semi-open plan basis, which extends to the full width of the rear of the house. Particularly light and airy, the kitchen/diner has a patio door and a window to the rear. There is plenty of space for a dining table and chairs and the kitchen offers a selection of cabinets, an inset 1 ¼ bowl sink unit and integrated oven hob and cooker hood. Throughout the ground floor there is contemporary styled wooden effect flooring.

On the first floor a landing provides access to three bedrooms - the largest with a fitted wardrobe and linen cupboard and the smallest currently used as an office. Completing the picture is a recently updated bathroom with a sleek, modern white suite and coordinating, easy-clean panelling with a shower over the bath with both hand-held and rain shower head attachments.

Parking:

Two spaces at the front of the house.

Gardens:

Enclosed rear garden with paved terrace and level lawn on a slightly higher level.

Directions:

From the Penn Inn roundabout take the A380 South Devon Highway for Torquay / Kingskerswell. Take the Kingskerswell exit and at the roundabout continue straight ahead for Kingskerswell along the old Newton Road. Follow the road into Kingskerswell. At the Hungry Horse traffic lights continue straight ahead and then turn left (just before the flyover) into Embury Close.



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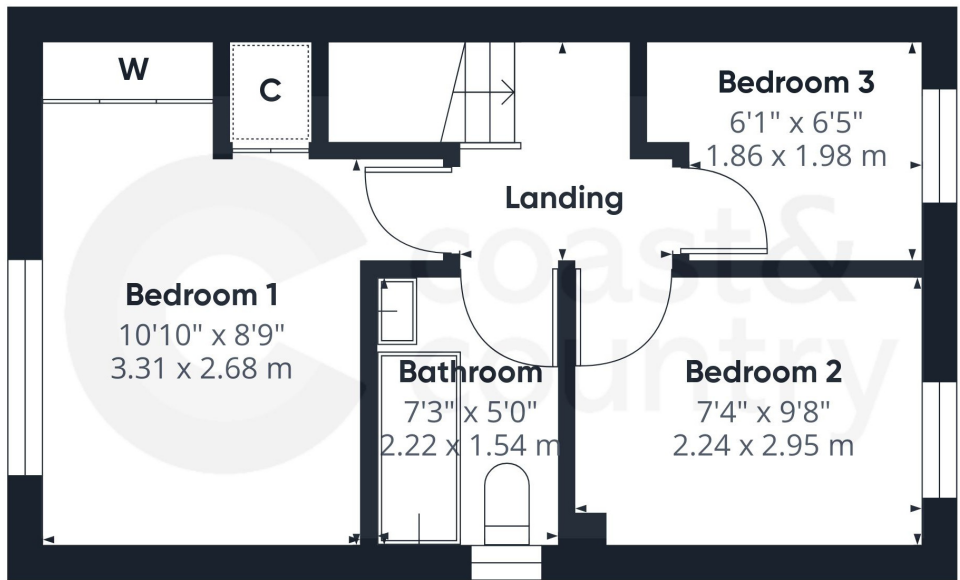


Ground Floor

Approximate total area
625 ft²
58 m²

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

GIRAFFE360



Floor 1

Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains gas. Mains drainage. Mains electricity. Mains water.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
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 $\pm$ 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.