



## Kingskerswell

3x  1x 

ENERGY  
RATING  
D64

- Video Walk-through Available
- Link-Detached Bungalow
- 3 Well Proportioned Bedrooms
- Kitchen & Breakfast Bar
- Modern Shower Room
- Sitting Room & Sunroom
- Low Maintenance Enclosed Rear Garden
- Parking For Several Vehicles
- Popular Village Location
- Tucked-Away Position

**Guide Price:**  
**£350,000**  
FREEHOLD



21 The Roundway, Kingskerswell, Newton Abbot, TQ12 5BN



1000s of homes sold

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



## 21 The Roundway, Kingskerswell, Newton Abbot, TQ12 5BN

A well-presented link-detached bungalow situated in the popular village location of Kingskerswell. Recently much improved by the completion of the South Devon link road, the village offers a wide selection of amenities including: a supermarket, medical centre, primary school, restaurants and public house, parade of shops and a church. This property is located in an area offering good access to Torquay, Newton Abbot and beyond. A timetabled bus operates to both Newton Abbot and Torquay, the mainline railway station is around 10 minutes away by car and you can normally reach Exeter city centre or airport in 45 minutes.

### The Accommodation:

Inside the property you are welcomed with a large entrance hall and to the left is a large double bedroom, double aspect with a window to the front and door to the rear providing access to the rear garden. From the hall there is an archway to the well-appointed kitchen which has matching wall, base and drawer units, double aspect with window to the side and rear, extended worktop providing breakfast bar, space for upright fridge/freezer, cooker and under counter fridge/freezer. Two further bedrooms to the front aspect benefiting from countryside views and views of the surrounding area. Further accommodation offers shower room with a three-piece white suite, comprising low level close coupled WC with push button flush, rain fall shower head with sliding glass door and hand wash basin with vanity unit below, sitting room with sliding door to sunroom and further patio doors providing access to the rear garden.

### Outside:

The rear garden has been adapted for ease of maintenance offering decked and patio seating areas, gravel bed, large timber shed and access to the front via the side of the property.

### Parking:

To the front there is ample parking for several vehicles, enclosed with a mixture of panelled fencing and block wall, wrought iron sliding gate for full enclosure, sheltered entrance to the front door.

### Directions:

From the Penn Inn roundabout take the exit towards Torquay (A380). Take the Kingskerswell exit slip road. At the roundabout continue for Kingskerswell. Take the second right onto Coles Lane. Take the first exit on the right onto The Roundway. Turn left and the property can be found on the left hand side.



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Agents Notes:

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.