



Our View “An opportunity to acquire a well presented property with spacious living accommodation and attractive surrounding

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A delightful three bedroom detached property situated on a corner plot in a cul de sac in Kingskerswell.

The accommodation comprises the entrance porch with access to the hallway with a door providing access to the living room which features a fireplace with mantle surround and a double glazed window to the side. An opening leads to a further living space with a double glazed window to the side and access to a dining area. Sliding doors lead into the kitchen/breakfast room which features a range of matching wall and base level units with a mixer tap sink and drainer. Built in appliances include an oven and ceramic hob and there is space for a fridge/freezer, washing machine and dishwasher and two double glazed windows to the side. A door leads to the sun room which offers further living space enjoying a double glazed window, a door leading to the garden and sliding doors providing access to the living room. From the hallway you will also find access to two double bedrooms, both with built in wardrobes and double glazed windows to the front and one with an en suite shower room. A further fitted shower room/WC and airing cupboard complete the ground floor accommodation. Stairs rise to the first floor where you have a further spacious bedroom with an en suite WC and storage within the eaves. There is a double glazed window and a door leading to a

roof terrace with potential for further extension, subject to planning. Externally, 10 Manor Drive enjoys a delightful garden that surrounds the property, which is accessed via a paved driveway providing ample off road parking leading to a garage which has a metal up and over door and power and light. There is gated access to the rear and side where you have a well presented and private enclosed garden. There is block paving at the rear and side with a section of artificial grass and a delightful summer house. A further garden at the other side leads to the front garden which is laid to stone chip and bordered by a selection of well maintained hedgerow. Kingskerswell is an increasingly popular place to live since it was bypassed by the relief road and the old part of the village still retains its original charm. There are good local facilities to suit most local needs. Access to the A380 dual carriageway, which links with the M5 at Exeter, is about four minutes drive away. The Willows shopping centre is about five minutes drive and the market town of Newton Abbot, with its more comprehensive facilities and mainline railway station, is about ten minutes away, as is the coastal resort of Torquay.

- Entrance porch and hallway
- Living room
- Dining area and further living area
- Kitchen/breakfast room
- Sun room
- Two ground floor double bedrooms with built in wardrobes
- Fitted shower room
- First floor bedroom with en suite WC
- Garage and ample off road parking
- Delightful surrounding gardens





ALLSWORTH

PROPERTY

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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