



Our View “An opportunity to acquire a deceptively spacious bungalow with an attractive tiered garden with fabulous countryside views.”

A spacious four bedroom detached bungalow positioned on an elevated plot enjoying delightful surrounding countryside views located on a cul de sac in Kingskerswell.

The accommodation begins with the entrance hallway which provides access to the principal rooms including the spacious living/dining room which features a gas fireplace with an exposed brick surround. A double glazed window to the front aspect enjoys fine far reaching views to Abbotskerswell and Dartmoor including Haytor. An opening leads into a dining area with a double glazed window to the side. From the entrance hallway you have access to the kitchen/breakfast room which features a range of matching wall and base level units with roll top work surfaces and tiled splashbacks with a stainless steel mixer tap sink and drainer. Built in appliances include a double oven and gas hob with an extractor hood and light above and there is space for a fridge and freezer and a double glazed window to the side aspect. A door provides access to a rear porch where you have a WC and larder cupboard.

From the entrance hallway access is found to the four double bedrooms, all of which benefit from

double glazed windows, with three benefiting from built in storage. A family bathroom has a pedestal wash hand basin with storage beneath and a panelled bath and there are fully tiled walls and an obscure double glazed window to the rear. From the entrance hallway you also have a separate WC and a useful airing cupboard with storage. From the rear porch you will also find a door which leads to a utility space with space and plumbing for a washing machine or tumble dryer and a double glazed door providing access to the rear garden.

Externally the property features deceptively spacious front and rear gardens. To the front you have gated access to a blocked paved driveway leading to the garage and a pathway providing access to the side and main entrance. The front garden provides for low maintenance with paving and a selection of assorted attractive flowerbeds. To the rear you have an enclosed and private garden with a pathway leading through passing a selection of assorted flower beds leading up to a lawned area backing onto woodland. A wooden built summer house with decking enjoys fantastic far-reaching countryside surrounding views.

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.

- Spacious lounge
- Dining area
- Kitchen
- Utility room
- Four bedrooms
- Family bathroom and two separate WC's
- Garage and driveway parking
- Delightful garden backing onto woodland
- Far reaching countryside views
- Chain free





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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20 Lyndhurst Close, Newton Abbot, TQ12 5AH
Offers in Excess of £399,950 Freehold Ref: DSN6719

