



Our View “Beautifully presented property offering spacious living accommodation positioned on a large garden”

A well presented two bedroom detached bungalow positioned on a good size plot with off road parking, garage located in the corner of a quiet cul-de-sac in Kingskerswell

The accommodation begins with the entrance porch with a door leading to the entrance hallway where you have access to the principal rooms along with a hatch providing access to the loft. A door leads into the living room which is bright and spacious with a woodburner fireplace with a slate plinth, a double glazed window to the front aspect and a double glazed window to the side. This room could also be used as a bedroom. Continuing through the hallway you have access to two further double bedrooms with double glazed windows overlooking the garden. The master bedroom is a very spacious room with double doors that lead onto the garden and this room could also be utilised as a living space. Opposite this room you have the modern fitted kitchen comprising a range of

matching wall and base level units with rolltop work surfaces, tiled splash backs and a stainless steel mixer up sink and drainer. Built-in appliances include an oven and gas hob and there is space for a fridge freezer and dishwasher, double glazed windows to both front and side along with a double glazed door to the side. From the entrance hallway you also have a bathroom with a suite comprising a low flush WC, pedestal wash hand basin and panelled bath and there are tiled walls and an obscured double glazed window to the side

Externally the property features spacious and well maintained surrounding gardens with a stone chip driveway to the front providing of road parking for a number of cars leading to the garage and front entrance passing a well manicured front lawn. There is gated access to the rear and side of the property where you will find a deceptively spacious garden with a good size level lawn boarded by an attractive assortment of flowerbeds and

mature hedges. There is a greenhouse and patio area along with two separate wooden storage sheds and a door providing access to the rear of the garage which is accessed via a metal up and over door with power and light also provided.

- Superb detached property
- Living room
- Kitchen
- Two double bedrooms
- Fitted family bathroom
- Driveway / Garage
- Delightful spacious and private gardens
- Cul de sac location





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PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		84
D	(55-68)		
E	(39-54)		
F	(21-38)	42	
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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38 Lyn Grove, Kingskerswell, TQ12 5AR
£315,000 Freehold

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