



Our View “Very well presented spacious family home conveniently situated close to amenities and transport links”

This individual and spacious detached four bedroom home features good size living accommodation, kitchen/breakfast room, utility room, four bedrooms and two bathrooms, spacious well presented gardens and off road parking and is situated in the village of Kingskerswell.

The accommodation begins with the spacious entrance hallway with storage space under the staircase and a door providing access to the very spacious living room which features a double glazed bay window to the front and a feature gas fireplace. Double internal doors lead through to a separate dining room and from here you have sliding doors onto a sun room and a door providing access to a study, a useful room with a double glazed window to the side. The sun room is a useful living space which overlooks the garden and surrounding countryside with double glazed windows and double sliding doors with steps lowering to the garden. From the entrance hallway you have access to the kitchen/breakfast room where you find a matching range of wall and base level units with a stainless steel mixer tap sink and drainer. Built-in appliances include an oven and grill with an incorporated microwave, a gas hob with an extraction hood and light above and a fridge/freezer and there is space for a dishwasher and a double glazed window to the rear overlooking the garden. An opening leads to a utility room where you have space and plumbing for a washing machine, tiled

flooring, a double glazed window to the front and a door leading out to the rear garden.

From the hallway stairs rise to the first floor via a split level staircase onto a landing which provides access to the four bedrooms, all of which feature double glazed windows, with the bedrooms at the rear enjoying a pleasant outlook over the surrounding countryside. The master bedroom features a bay window to the front and incorporated wardrobes and storage. From the landing you have access to two separate bathrooms providing much practicality. Both of these have a low-level flush WC, pedestal wash hand basin and a panelled bath with both featuring electric showers, tiled walls and double glazed and velux windows. From the landing a hatch provides access to the loft space and door leads to further storage into a recess.

Externally the property enjoys pleasant gardens. To the front you have a stone chip driveway providing off road parking for three cars with a pathway to the front entrance passing an enclosed front garden laid to lawn bordered by an assortment of flowerbeds and shrubs. To the rear of the property you have a very pleasant garden where, from the sun room steps lower to a level lawn, again bordered by an attractive assortment of flower beds and shrubs, and a decking area. The garden continues to an area where you have a greenhouse and under house storage and also access provided to the detached garage with power and light provided.

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.

- Superb family home
- Spacious living rooms
- Four bedrooms
- Two bathrooms
- Study
- Sun room
- Driveway
- Garage
- Delightful gardens
- Village location

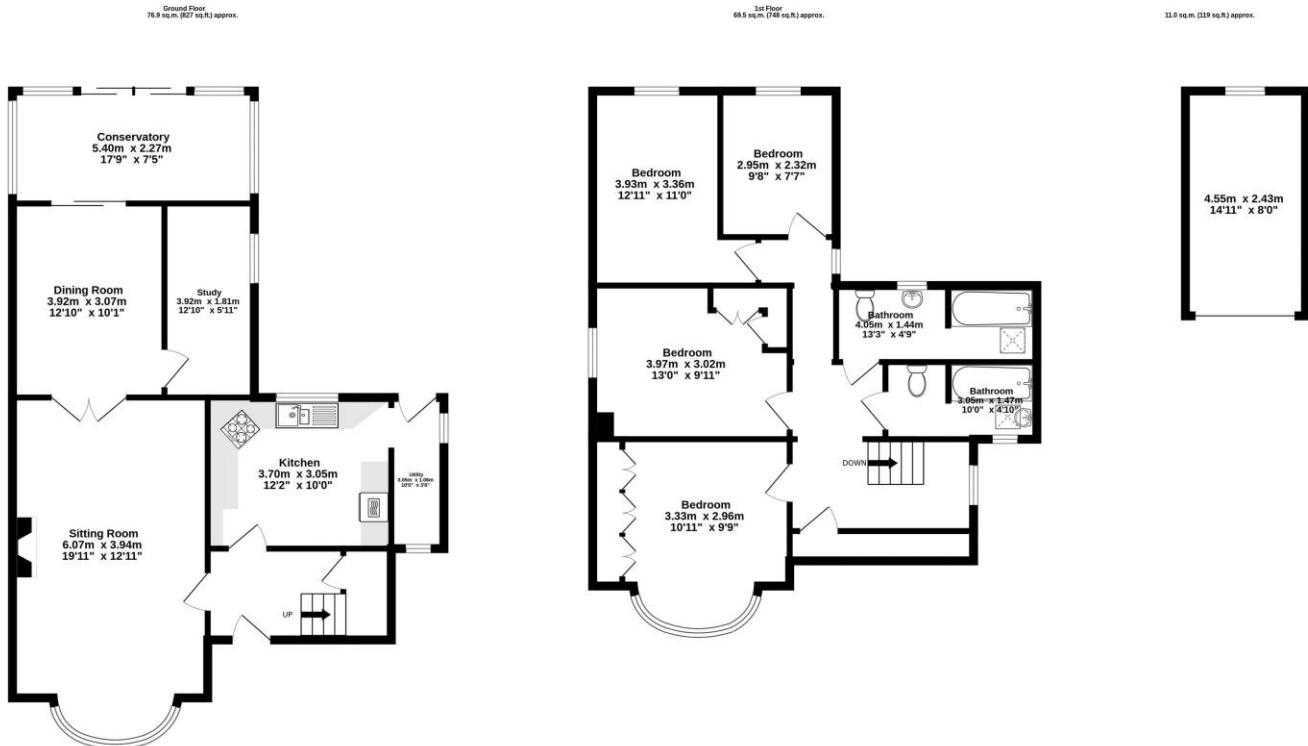




ALLSWORTH
PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	68	79
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



TOTAL FLOOR AREA : 157.4 sq.m. (1694 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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31 Avenue Road, Newton Abbot, TQ12 5BD
Guide Price £425,000 Freehold Ref: DSN6822

