



**Ridgewater**

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**4 Bedroom Detached Bungalow for Sale in Southey Lane,  
Kingskerswell**

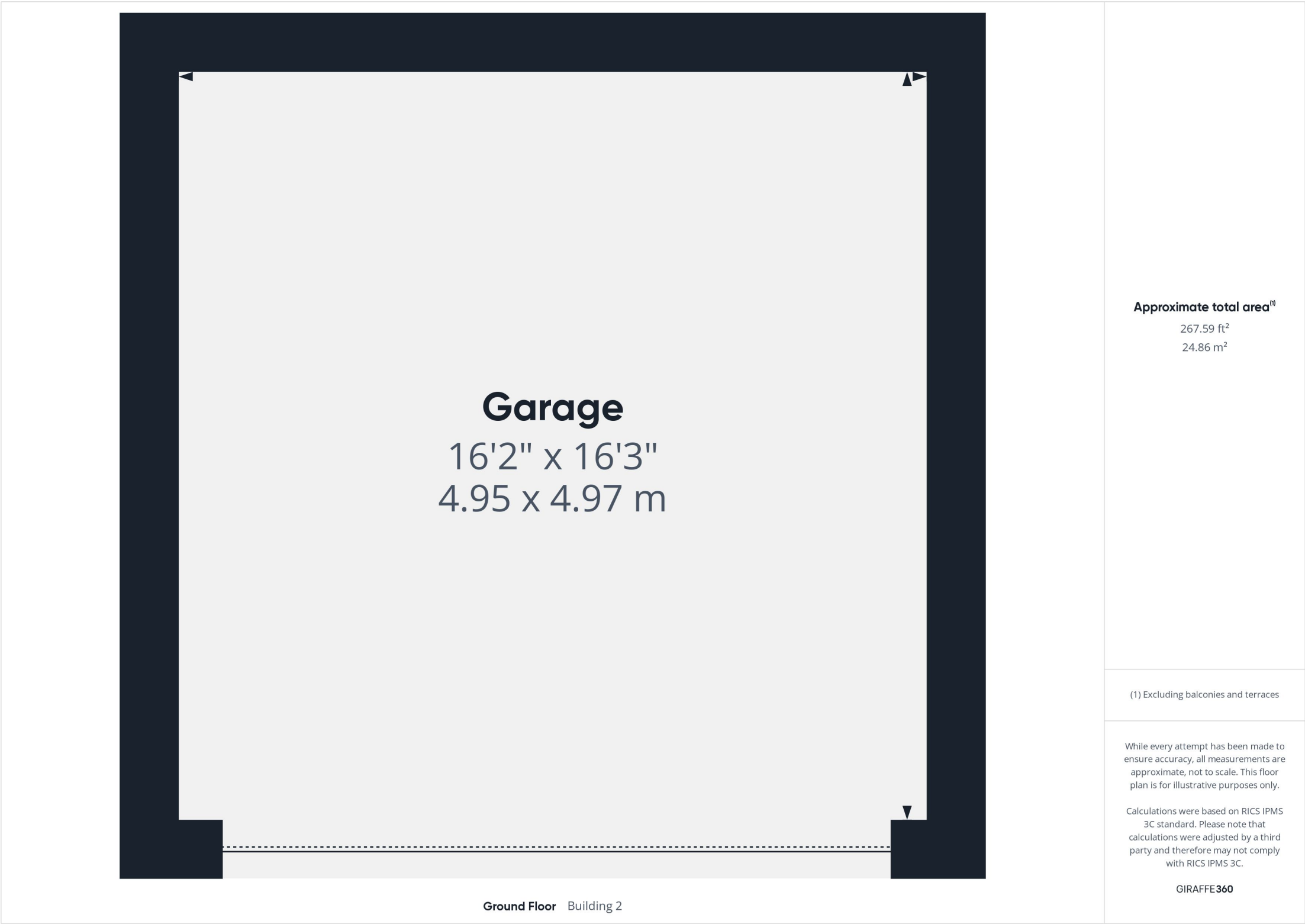
**£425,000**



# FLOOR PLAN



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# DESCRIPTION

Situated in the heart of this ever popular village is this three / four bedroom detached bungalow close to shops, doctors and health centre and bus services into Newton Abbot and Torbay together with easy access to Exeter being close at hand.

The accommodation comprises an entrance reception hall, lounge opening through to the conservatory, dining room, kitchen/breakfast room, three bedrooms, dressing room and a bathroom with wc. The property also has the benefit of gas central heating, UPVC double glazing, a double garage with electric up and over door plus parking and gardens to the front and rear. From the principal rooms far reaching views over the surrounding countryside are obtained. Being close to shops, doctors and health centre and bus services into Newton Abbot and Torbay together with easy access to Exeter being close at hand and internal viewing is highly recommended.

## Accommodation

Front door opens through to

### Reception Hallway

Coving to ceiling. Two radiators. Dado rail. Inset ceiling spotlights. Door to airing cupboard housing the combination boiler with slatted shelving. Glazed double doors leading through to

### Lounge 19' 5" x 11' " (5.93m x 3.54m)

Coving to ceiling. Double glazed window overlooking the side. Two double panelled radiators. Dado rail. TV aerial point. Inset ceiling spotlights. Feature fireplace with fitted coal effect electric fire. Open through to

### Conservatory 10' 11" x 8' 2" ( 3.34m x 2.50m )

Double glazed windows to the front and sides enjoying panoramic open views over the surrounding area towards fields in the distance. Double glazed door leading out to a sun terrace. Double panelled radiator. Laminate flooring.

### Dining Room / Study / Bedroom 10' 9" x 8' 8" ( 3.30m x 2.64m )

Double glazed window overlooking the front enjoying open views over the surrounding area towards fields in the distance. Coving to ceiling. Single panelled radiator. Inset ceiling spotlights. Double doors to hall

### Kitchen/ Breakfast Room 18' 11" x 9' 11" ( 5.77m x 3.03m )

Two double glazed windows overlooking the front enjoying open views over the surrounding area towards fields in the distance. Obscure glazed door leading out to the side with an obscure glazed window to the side. Fitted with a range of wall and base mounted unit with worksurfaces over and tiled splash backs. Inset electric hob with extractor hood over and built in electric double oven and grill. Space and plumbing for washing machine and dishwasher. Inset one and half bowl sink drainer unit. Integrated fridge freezer. Coving to ceiling. Telephone point. TV aerial point. Inset ceiling spotlights.

### Bedroom One 13' 8" x 11' 8" ( 4.18m x 3.56m ) plus fitted wardrobes

Double glazed window overlooking the rear. Single panelled radiator. Dado rail. Coving to ceiling. Inset ceiling spotlights. Range of built in wardrobes with matching dressing table and chest of drawers. Telephone point.

### Bedroom / Dressing Room 9' 9" x 8' 2" ( 2.97m x 2.49m )

Currently used as a dressing room for the master bedroom but could be and additional bedroom. Double glazed window overlooking the rear. Single panelled radiator. Coving to ceiling. Inset ceiling spotlights. Low level flush WC. Wash hand inset into vanity unit with tiled splash backs, mirror over and cupboards below. Range of built in mirror fronted wardrobes.

### Bedroom Two 9' 9" x 9' 10" ( 3.01m x 2.99m )

Double glazed window overlooking the rear. Coving to ceiling. Single panelled radiator. Built in wardrobe and dressing table.

### Bedroom Three / Study 13' 3" x 10' 0" ( 4.05m x 3.05m )

Three double glazed windows overlooking the rear. Inset ceiling spotlights. Double panelled radiator. Telephone point. TV aerial point.



**Bathroom**

Obscure double glazed window overlooking the rear. Four piece suite comprising panelled bath. Low level flush WC. Pedestal wash hand basin. Walk in shower cubicle with tiled surround. Shaver point. Wall mounted heated towel rail. Single panelled radiator. Inset ceiling spotlights. Tiled flooring.

**Outside**

To the front of the property, there is a tarmac driveway offering off road parking for several cars leading to a double garage. Steps lead up to the front door and the garden where there is a patio area with panoramic views over the surrounding area. The front garden is then landscaped with raised flower beds containing plants and shrubs. There is access around one side of the property to the rear garden where there is a raised lawned garden with surrounding flower beds. The garden enjoys panoramic views across the surrounding area towards fields in the distance and is enclosed by fencing.

**Double Garage**

Electric up and over door. Power and light.

**Material Information**

EPC TBC

Council Tax Band E

**Freehold**

Mains, Gas & Electric & Water (sww).

Flood Risk – Very Low surface water, very low risk of flooding from rivers & sea, l

Flooding from groundwater is unlikely in this area.

Flooding from reservoirs is unlikely in this area.

Broadband – Standard, Superfast and Ultrafast

Mobile Coverage – Indoor EE and Vodafone limited on voice & data. Three and 02 likely on voice, limited on Data. Outdoor EE, Three, 02 & Vodafone Likely on voice and data.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.



PHOTOS







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