

SIMPLY GREEN

Bramble Hedge  
TQ12 5EA





## 4 BEDROOM DETACHED

- ◆ No Chain
- ◆ Rare Opportunity
- ◆ Development Project
- ◆ Detached
- ◆ Large Plot
- ◆ Set Back Location
- ◆ Tranquil Surroundings
- ◆ Ample Parking
- ◆ Perfect Family Home
- ◆ Ready To Put Your Own Stamp On It

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This impressive four-bedroom detached residence presents a fantastic opportunity to create a spacious and comfortable family home. Set on a generous plot, the property boasts a large driveway, a double garage, and an expansive outbuilding ideal for storage or potential conversion (subject to planning). Upon entering, you're welcomed by a substantial entrance hall that leads into a generously sized kitchen-diner, perfect for family meals and entertaining. The property also features a bright and spacious lounge, a separate utility room, and a dedicated office space, ideal for working from home. Upstairs, you'll find four well-proportioned bedrooms. The fourth bedroom benefits from its own en-suite shower room, while the large family bathroom serves the remaining rooms. This home combines space, versatility, and potential in equal measure, making it well worth viewing.





## Accommodation

Upon entering the property, you are welcomed into a practical entrance porch, ideal for storing coats, shoes, and other outdoor belongings. From here, you step into a spacious and inviting central hallway that provides access to all principal rooms, setting the tone for the generous proportions found throughout the home. The kitchen offers an abundance of worktop space along with ample room to accommodate a good-sized dining table, making it a functional and sociable hub of the home. Adjacent to the kitchen is a well-proportioned utility room, offering additional convenience and storage. The lounge extends the full length of the property, creating a bright, open, and versatile living area, filled with natural light from multiple aspects. A separate additional room provides a quiet and flexible space—perfect for home working, studying, or use as a hobby or playroom depending on your needs.



## First Floor Accommodation

The first floor comprises four well-proportioned bedrooms. The principal bedroom is particularly spacious and filled with natural light, featuring a convenient walk-in cupboard for additional storage. The second bedroom is also generously sized and benefits from its own en-suite shower room. Bedrooms three and four offer versatile spaces, ideal for guests, children, or home offices, depending on your needs. Completing the first floor is a beautifully appointed family bathroom, featuring a large freestanding bath, WC, and wash basin—all set within a spacious and stylish layout.





## External Features

To the front of the property, there is ample off-road parking along with a double garage, providing excellent practical space for vehicles and additional storage. The rear garden is a tranquil retreat, framed by mature, established trees that offer a high degree of privacy and a peaceful outdoor setting. A substantial outbuilding also sits to the rear—perfect for storage or potential workshop use.<sup>4</sup>The property is equipped with solar panels, which are owned outright.

## Location

The civil parish of Kingkerswell offers an idyllic village setting, combining a tranquil atmosphere with exceptional convenience. The property is ideally situated near excellent schools and a range of local amenities, ensuring everyday comforts are within easy reach. Furthermore, both the vibrant towns of Newton Abbot and Torquay are just a short drive away, providing access to a wealth of cultural, dining, and shopping experiences.

## Agent Notes

Please be sure to give us a call to find out the potential of this property.

## Services Mains

Electricity. Main Gas. Mains Water. Mains Drainage.

## Local Authority '

Teignbridge District Council



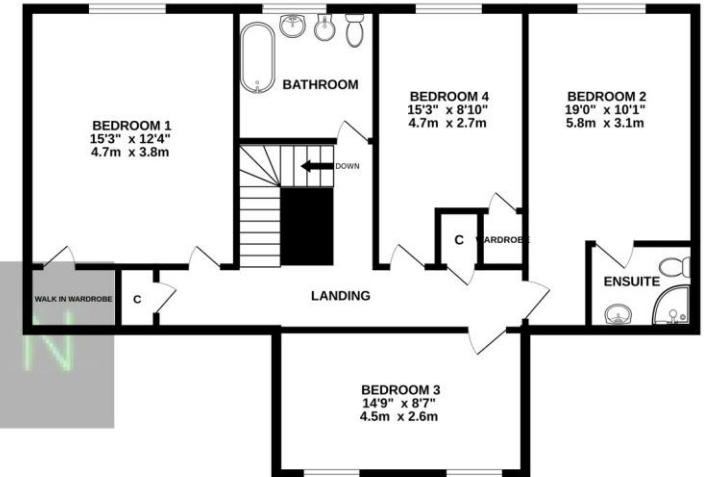
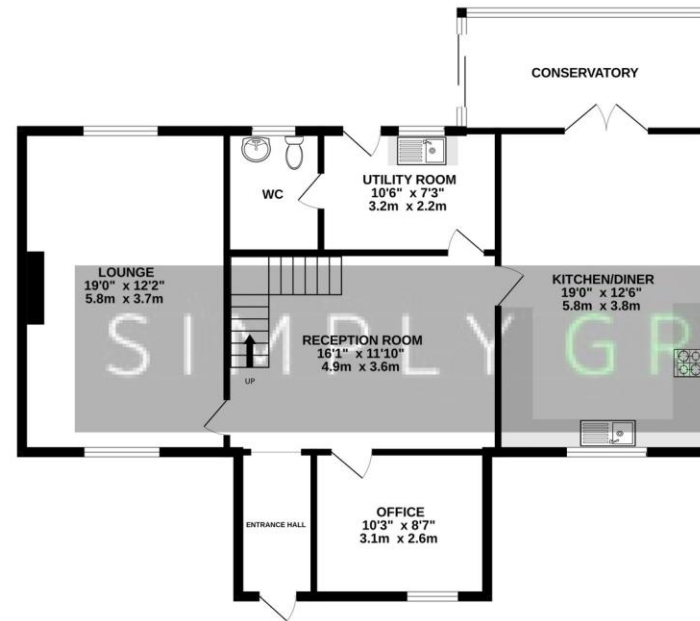
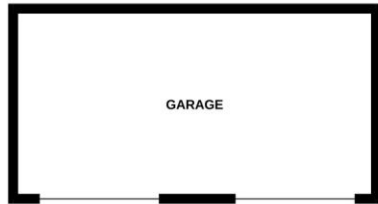


# FLOORPLAN

BASEMENT

GROUND FLOOR

1ST FLOOR



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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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



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MOVE FORWARD WITH NO  
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For more information on this  
house or to arrange a viewing  
please call the office on:

01626 798440

Alternatively, you can scan  
below to view all of the details  
of this property online.



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