

CHRISTOPHER SCALES

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The Roundway, Kingskerswell

£325,000

A detached bungalow on a good sized plot in the sought after village of Kingskerswell.

Kingskerswell is a popular village located between Newton Abbot and Torquay. The village offers an excellent range of amenities including Co-op, Primary school, Aldi supermarket, Costa drive-through, public houses and is on the main number 12 bus route.

Approached from the road a driveway provides off-road parking for two to three vehicles and leads to an attached garage. To the side is a large lawned garden and access to a covered entrance. Once inside, an entrance porch with internal access to the garage leads into the reception hallway and the remainder of the accommodation which comprises a spacious dual aspect sitting room, kitchen, two double bedrooms and a bathroom/WC.

To the rear of the property is a mature garden which enjoys a fair degree of seclusion, accessed from the porch onto a patio/decked area which then leads onto a larger lawned space with access to useful under house store.

Covered entrance with light point and UPVC obscure glazed door to:

ENTRANCE PORCH Light point, UPVC double glazed door to the rear garden, internal door to garage, storage cupboard, UPVC double glazed door to

L SHAPED HALL Coved ceiling with pendant light point, smoke detector, hatch to loft space, radiator, telephone point, airing cupboard with slatted shelving and electric heater, cupboard housing the electric meter and consumer unit, doors to,

SITTING ROOM - 6.12m x 3.12m (20'1" x 10'3") Maximum measurements. Coved and textured ceiling with light points, UPVC double glazed window to front aspect, radiator, UPVC double glazed window to side, TV connection point, tiled fireplace with timber surround.

KITCHEN - 2.95m x 2.84m (9'8" x 9'4") Textured ceiling with pendant light point, extractor fan, smoke detector, dual aspect with UPVC double glazed windows to front and side, radiator. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, space for gas cooker, tiled surrounds, eye-level cabinets, wall-mounted combination boiler.





BEDROOM ONE - 4.11m x 3.12m (13'6" x 10'3") Maximum measurements. Textured ceiling with pendant light point, UPVC double glazed window to rear, radiator.

BEDROOM TWO - 3.1m x 2.9m (10'2" x 9'6") Textured ceiling with light point, UPVC double glazed window to rear aspect, radiator.

BATHROOM/WC - 1.91m x 1.85m (6'3" x 6'1") Textured ceiling with light point, extractor fan, obscure glazed window. Comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

ATTACHED GARAGE - 5.23m x 2.59m (17'2" x 8'6") Metal up and over door, light point, UPVC double glazed window to rear, space and plumbing for washing machine.

OUTSIDE

FRONT - At the front of the property is a large lawned garden with flower bed borders, a central flower bed and enclosed by a low level block wall and fence. A driveway provides off-road parking for two to three vehicles and leads to the attached garage.

REAR - the rear of the property is an enclosed garden accessed from the porch onto a patio/decked area which then leads onto a larger lawned space with flower bed/shrub borders and enclosed by timber fence. A concrete pathway leads to the side of the property and there is access to a useful under house store with light and power. Greenhouse, outside light and outside tap.

USEFUL INFORMATION

Tenure - Freehold

Age - 1960's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

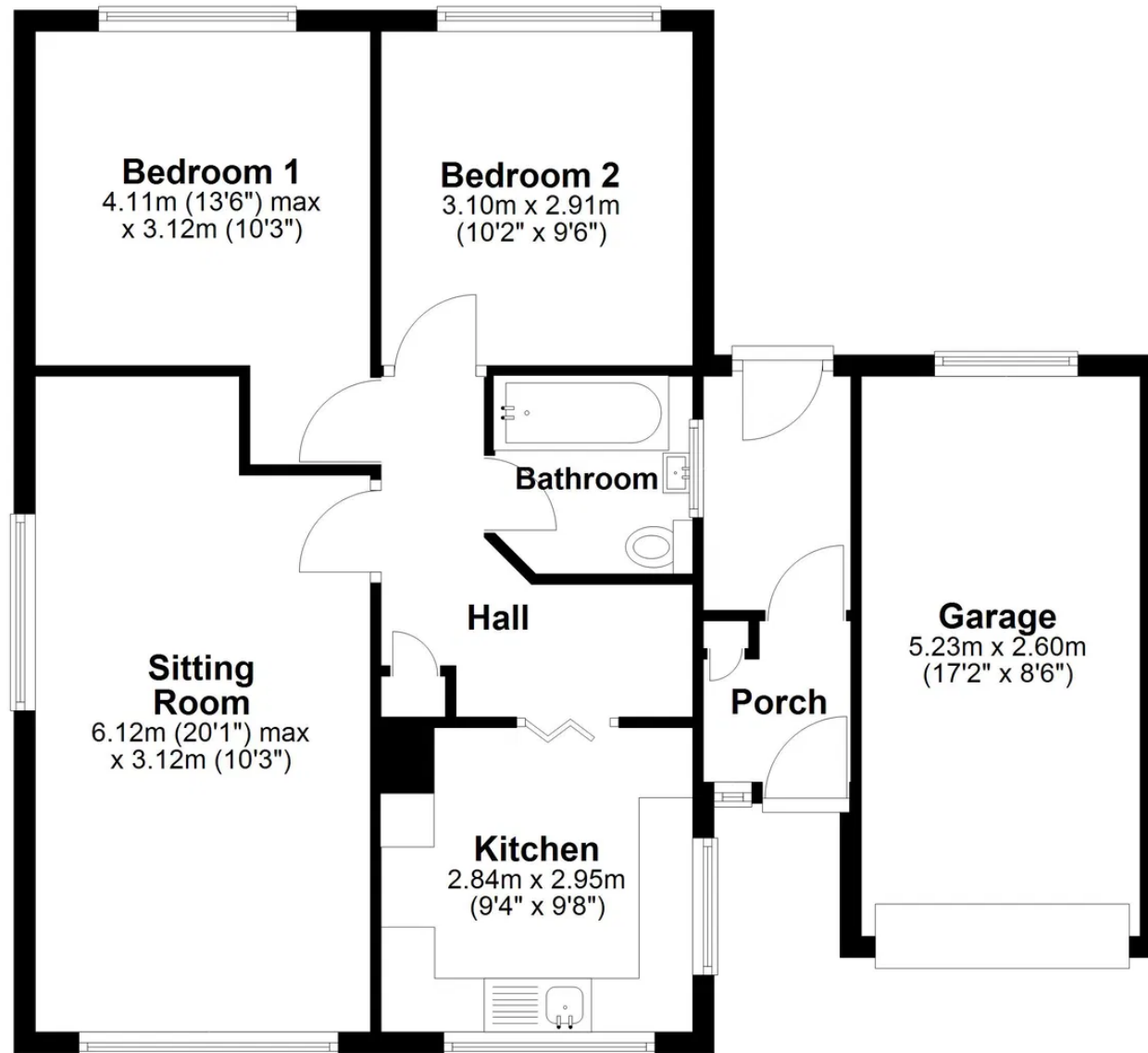
EPC Rating - C/69 potential - B/86

Broadband - Basic18 Mbps, Superfast80 Mbps, Ultrafast1800 Mbps

Mobile - To be confirmed



Ground Floor



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