



Water Lane, Kingskerswell, Newton Abbot, TQ12 5EU

Asking Price Of £168,500

A one bedroom character cottage situated in the popular Kingskerswell village with its local shops, amenities and facilities. There is a good sized level garden, with open views and a summer house with storage. Inside comprises of a lounge, kitchen, bathroom and double bedroom. It offers an ideal first time buyer opportunity . Viewing recommended!

- ONE BED CHARACTER COTTAGE
- OPEN VIEWS FROM REAR
- SOUGHT AFTER LOCATION
- SUMMER HOUSE WITH STORAGE
- GAS CENTRAL HEATING
- FITTED KITCHEN



## uPVC DOOR INTO

### LOUNGE - 3.15m x 3.02m (10'4" x 9'10")

A cosy lounge, fire surround with inset electric fire, uPVC window to front of property, radiator.

### KITCHEN - 3.15m x 4.13m (10'4" x 13'6")

White fitted kitchen with drawers and cupboards under and over surfaces, space for cooker, space for fridge freezer and plumbing for washing machine, uPVC window facing onto the back garden, uPVC door into the garden.

### BATHROOM - 2.27m x 3.46m (7'5" x 11'4")

A modern bathroom suite comprising bath, overhead shower, low level WC, wash hand basin with vanity surround. Obscure window to back, radiator.

### DOUBLE BEDROOM - 3.15m x 3.01m (10'4" x 9'10")

A good sized double bedroom with window to front. Radiator.



## OUTSIDE

A good sized enclosed garden which is level and laid largely to lawn with a useful covered summer house and storage. The garden is enclosed by timber fencing and enjoys an open aspect over the surrounding area.



## Material Information

Address Water Lane, Kingskerswell,  
Newton Abbot, TQ12 5EU

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating 'D'

## Contact Details

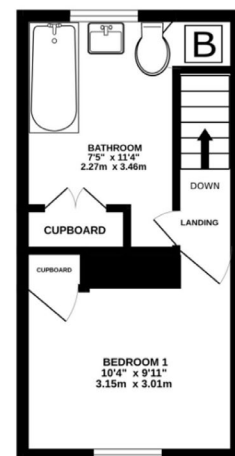
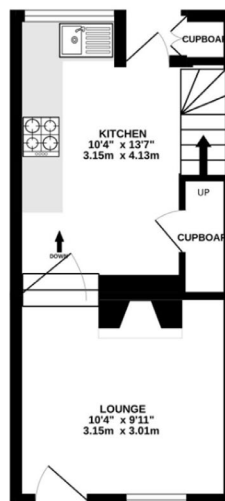
117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@taylorsestates.co.uk  
01803 201904

GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.

1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or existence can be given. Made with Metapix 0525

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.