



RE/MAX

PROPERTY HUB



Church View Pound Lane, Newton Abbot, TQ12 5DW

Guide price £900,000

RE/MAX are delighted to bring to the market this stunning 4 bedroom detached new build. The property has been newly built to a high level of construction and with superb eco credentials, this stylish home has 4 bedrooms and 3 bathrooms, a striking kitchen with high specification appliances, gardens, charming views, with a detached double garage. Equidistant between the market town of Newton Abbot with its main line railway and the English Riviera resort of Torquay, Kingskerswell is a thriving village, presenting an exciting opportunity for those looking to escape the hustle and bustle of town living.

Church View is a contemporary detached family home set in a unique position in a convenient village location. Outside the property features attractive rendered and clad elevations with exposed timber eaves, while inside the property has light, airy accommodation with high quality and elegant fittings and neutral décor throughout. Church View benefits from a double garage and enjoys plenty of outside space with a level wraparound garden and terracing.

The main reception rooms are on the upper level, including the 22ft sitting room which has a vaulted ceiling, skylights and sliding glass doors opening onto a southwest-facing balcony. The open-plan kitchen and dining area also has sliding doors that open onto a Juliet balcony with both reception rooms also featuring remote controlled Velux windows. The kitchen has bespoke shaker-style kitchen units to wall and base level, deep granite worktops, a large central island and top-of-the-range modern integrated appliances. The kitchen also features a Quooker tap, double sinks, multi-function ovens and an induction hob as well as a wine cabinet and a double door fridge freezer. There is also plenty of space for a large family dining table. The property benefits from a separate utility room providing further space for storage and appliances. The upper level accommodation is completed by a useful cloakroom. Further specification details for the kitchen are available upon request.

The lower level has four light-filled double bedrooms. The generous principal bedroom has fitted storage and a luxury en suite shower room, while one further bedroom is also en suite. Both the principal and second bedroom have bi-fold doors opening onto an elevated terrace overlooking the rear garden and providing a wealth of natural light. The lower level is serviced by a contemporary family bathroom with a bath tub and overhead shower.

Agents Notes

Local Authority: Teignbridge District Council
Services: Mains electricity, water and drainage.
Zoned underfloor heating throughout with a new generation air source heat pump.

Council Tax: TBC

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Church View is accessed via intercom controlled automatic gates. A block-paved driveway leads to the front of the property where there is parking space for several vehicles as well as a detached double garage. The garage has automated doors and an EV charging point. The well-maintained

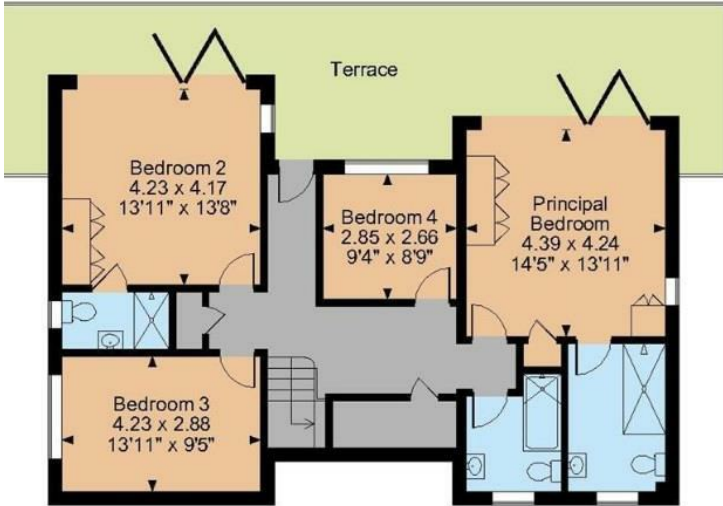
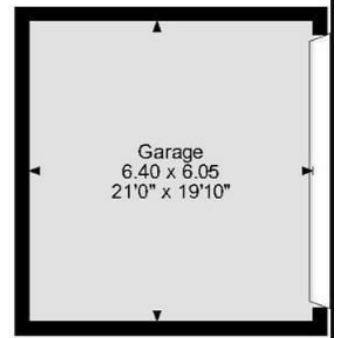
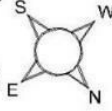
garden surrounding the house is laid to lawn. The property benefits from an elevated terrace the length of the rear of the house that provides a wonderful vantage point for admiring the views and for al fresco dining and entertaining.

Church View is in the popular Devon village of Kingskerswell, between the towns of Newton Abbot and Torquay. Kingskerswell has several everyday amenities, including local shops, several pubs, a health centre, a library and a primary school. Torquay and Newton Abbot are both around two miles away and offer a wider choice of amenities including large supermarkets and excellent shopping and leisure facilities. The area provides a range of state education including Blackpool C of E Primary School (rated Outstanding by Ofsted), Coombeshead Academy and Newton Abbot College together with Torquay's renowned Grammar schools. There is a selection of established independent schools including Stover, Sands, St. Christopher's, Park, Totnes Progressive School, Abbey and EF Academy Torbay. The sandy beaches and boating facilities of Teignmouth, Torbay and Torquay are within easy reach, as is Dartmoor National Park offering unrivalled opportunities for walking, riding and cycling pursuits.

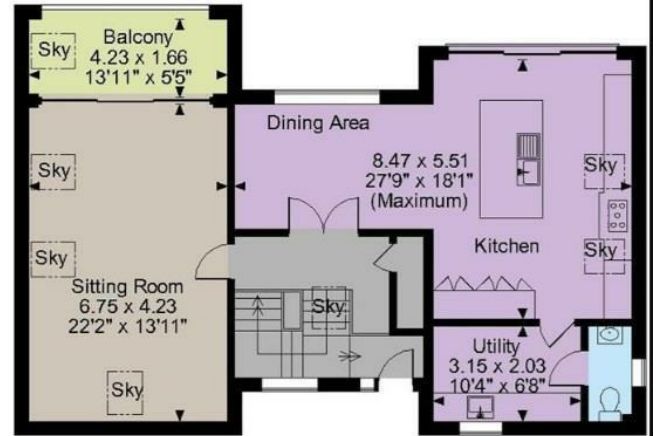
The area is well connected by road, with the A380 Devon Expressway just a mile away. Newton Abbot's mainline station offers direct services to London Paddington, taking just over two hours.

Floor Plan

Church View, Pound Lane, Kingskerswell, Devon
 Main House internal area 1,917 sq ft (178 sq m)
 Garage internal area 773 sq ft (72 sq m)
 Balcony & Terrace external area = 484 sq ft (45 sq m)
 Total internal area 2,690 sq ft (250 sq m)



Ground Floor



Ground Rise Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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