



**Connells**

Bona Vista Barnhill Road  
Kingskerswell Newton Abbot



# Bona Vista Barnhill Road Kingskerswell Newton Abbot TQ12 5DE

for sale  
**£500,000**



## Property Description

Situated in an elevated position of Barnhill Road, Kingskerswell, sits this spacious three bedroom detached property with two additional loft rooms. There is driveway parking for multiple vehicles and a single garage with up and over door. Steps with a handrail lead you up to the main entrance to the property.

The entrance porch leads into the main hallway which then proceeds to all lower ground principle rooms. The large lounge offers stunning countryside views to the front, as does bedroom one to the front. The kitchen is fully equipped with a separate utility area which currently houses the fridge and freezer, there is also access to a side patio area from the conservatory which serves the full width of the home, adding a great additional space. There is also access to the rear garden from here. The further two bedrooms are a good size with a modern shower room.

A wooden staircase takes you up to the first floor where you can find two additional loft rooms (these are not to building regulations), however they offer a multitude of uses.

Local amenities include a health centre, primary school, pubs/restaurants, church, post office and small supermarket. The market town of Newton Abbot is 3 miles away and Torquay is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village has excellent communication links, with easy access to the A380 dual carriageway to Exeter approximately 20 miles away and the M5 beyond.

## Front Of The Property

Driveway parking for multiple vehicles, garage, lawn with mature shrubs, Torbay palm and steps with balustrade leading up to the main entrance.

## Entrance Porch

Porch area leading into the hallway.

## Hallway

Doors to all lower ground principle rooms, stairs to the first floor and a wall mounted radiator.

## Lounge

26' 4" max x 12' 9" max ( 8.03m max x 3.89m max )

Glazed double doors into the lounge, double glazed window to the front and side of the property, patio doors leading to the front, feature fireplace and three wall mounted radiators.

## Kitchen

11' 10" max x 11' 10" max ( 3.61m max x 3.61m max )

Double glazed window to the side and rear overlooking the conservatory, wall and base units, one and a half bowl stainless steel sink/drainer, integrated eye level double oven, electric hob with extractor over, space for washing machine and a wall mounted radiator.

## Conservatory

34' max x 6' 6" max ( 10.36m max x 1.98m max )

Double glazed window to the length of the conservatory, separate room which contains the fridge and freezer, separate room for WC, door leading to a side garden and a further door leading to the rear garden.

## Shower Room

Obscure double glazed window, walk-in shower, WC, wash hand basin, part tiled.

## Bedroom One

12' 10" max x 11' 9" max ( 3.91m max x 3.58m max )

Double glazed window to the front of the property, built in wardrobes and over-bed storage, wash hand basin and a wall mounted radiator.

## Bedroom Two

14' 1" max x 11' 10" max ( 4.29m max x 3.61m max )

Double glazed window to the side of the property, wash hand basin and a wall mounted radiator.

## Bedroom Three

11' 11" max x 8' 1" max ( 3.63m max x 2.46m max )

Double glazed window to the rear, wash hand basin and a wall mounted radiator.

## First Floor

Double glazed window to the front of the property and eaves storage. Doors leading to both loft rooms which can serve multiple purposes.

## Loft Room One

10' 1" max x 9' 3" max ( 3.07m max x 2.82m max )

Double glazed windows to the front and side of the property, storage cupboard, wash hand basin and a wall mounted radiator.

## Loft Room Two

10' 2" max x 8' 6" max ( 3.10m max x 2.59m max )

Double glazed window to the front of the property, eaves storage and a wall mounted radiator.

## Rear Garden

Enclosed rear garden with a patio area leading out from the conservatory and several steps leading up to the lawn area with mature shrubs.

## Garage

up and over door.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB312461](http://connells.co.uk/Property/NAB312461)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB312461 - 0006