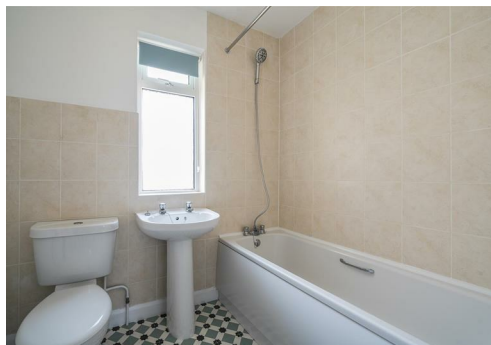




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55 Park Road

55 Park Road, Kingskerswell, Newton Abbot, Devon, TQ12 5BE



Newton Abbot 2.9 miles, Totnes 8.3 miles,  
Exeter 19.5 miles,

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A well presented bungalow,  
recently refurnished, being  
sold with no onward chain.

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- Accessible South Devon village
- 711sqft of accommodation
- Close to a bus route
- 2 Double bedrooms
- Ample reception space
- Garage & off-road parking
- Freehold
- Council tax band: C.

### SITUATION

The property is set in the heart of the popular village of Kingskerswell which is located between the English Riviera and the market town of Newton Abbot. Kingskerswell offers numerous local shops, a health centre, primary school, village hall and pubs whilst wider amenities can be found nearby in Torquay and Newton Abbot.

There is an intercity railway station at Newton Abbot providing a route to London Paddington while the A380 trunk road is a short distance from the property, providing easy access to Exeter by car.

### DESCRIPTION

Positioned in a quiet residential road, this detached two-bedroom bungalow offers comfortable and well-presented accommodation with the benefit of recent improvements. Freshly decorated and refurbished, the property is ready to move into while still providing scope for buyers to personalise and make it their own. With level access, a generous rear garden, and a large garage, it presents an excellent opportunity for a range of buyers including downsizers, investors, or those seeking a low-maintenance home close to amenities.

### ACCOMMODATION

The layout is practical and light-filled, with a central hallway connecting all rooms. At the front of the property is a spacious sitting room with a pleasant outlook. The kitchen/breakfast room lies to the rear and offers access through to a useful utility area and out to the garden.

There are two double bedrooms, both of a good size, along with a bathroom and separate WC. The interior is smartly presented with neutral tones and a clean, tidy finish—ideal for immediate occupation while offering a blank canvas for future upgrades or changes in style.

### OUTSIDE

The property is approached via a lawned front garden with a central path leading to the entrance. A long driveway provides ample off-road parking and leads to a detached single

garage, offering great storage or workshop potential.

To the rear, the garden is a particularly appealing feature—largely level, enclosed and enjoying an open outlook with countryside glimpses beyond. It provides plenty of space for landscaping, entertaining, or further enhancement to suit a buyer's needs.

### SERVICES

Mains electric, gas, water and drainage. Ofcom advises that ultrafast broadband is available and mobile coverage is likely via the major providers.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### DIRECTIONS

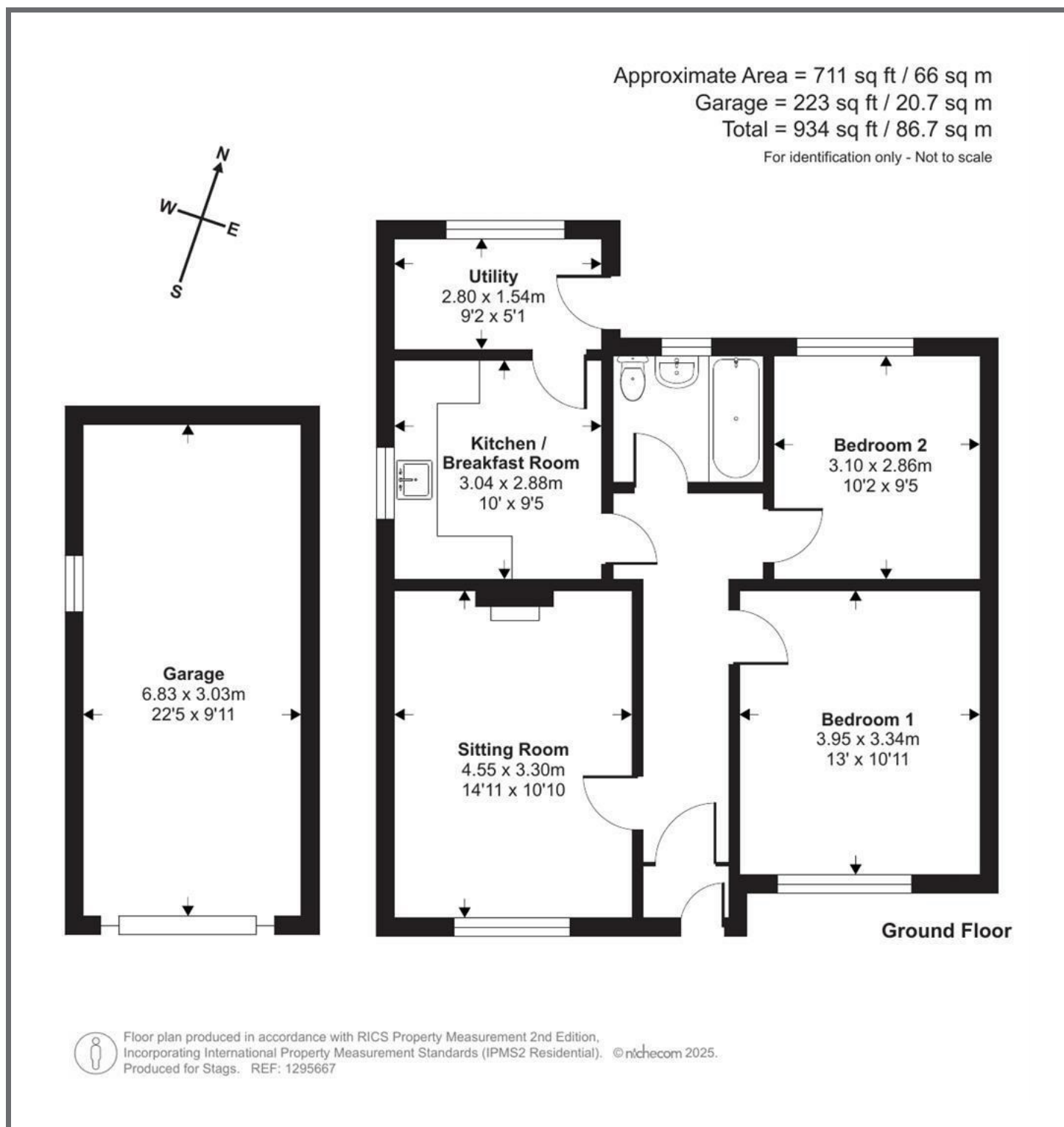
From the A380 proceeding towards Torquay, exit the dual carriageway signposted to Kingskerswell and Stoneycombe. At the roundabout, take the first exit onto Torquay Road to proceed into Kingskerswell. Continue for half a mile, passing Devon motorhomes on your left hand side, and take the second right onto Coles Lane with a signpost to The Park Inn. Continue down the hill and take the first left onto Woodland Avenue and turn immediately right onto Park Road. Follow the road around to the left where the property can be found on the right hand side signposted with a Stags for sale board.

What3Words: ///states.jumbled.drivers

Guide Price £325,000







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk