



CHECK OUT this modern, SEMI-DETACHED Home. Situated in a Cul-de-Sac Village Location comes Complete with a Living Room, Kitchen Dining Room. 4 Bedrooms, Downstairs W/C, Bathroom & En-Suite. Enclosed Rear Garden + 2x Allocated Parking Spaces. Close to Local Shops & Amenities - Great transport links.

76 Charles Road | Newton Abbot | TQ12 5JW





PROPERTY TYPE

Semi-Detached House



SIZE

1,099 sq ft



LOCATION

Kingskerswell



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

B



COUNCIL TAX BAND

D



### in a nutshell...

- 4 Bedrooms (Main Bedroom En-Suite)
- Living Room
- Open Plan Kitchen/Diner
- Family Bathroom, En-Suite + Cloakroom
- Side by Side Allocated Parking
- South Facing Enclosed Rear Garden
- Village Cul-de-Sac Location
- Superb Condition throughout
- Local Shops & Amenities - Good transport links







## the details...

Check out this generously proportioned modern semi-detached home, located in a popular development within the highly desirable village of Kingskerswell. Spread across three floors, the property offers four bedrooms, including a main with an en-suite shower room. The spacious layout features a well-equipped kitchen/dining area, a comfortable lounge, a bath/shower room, and a convenient cloakroom/WC. The property benefits from gas central heating and double glazing throughout. Outside, you'll find an easy-to-maintain rear garden and side by side allocated parking.

Charles Road is located in the popular village of Kingskerswell, offering excellent access to the A380 for connections to Torquay and Exeter, as well as the Old Newton Road leading into the heart of the village. A regular bus service runs from Newton Road to Newton Abbot, Kingskerswell, and onward to Torbay. The village itself offers a variety of amenities, including small shops, a supermarket, a health center, a church, local pubs/restaurants, and a primary school.

As you approach the property, you are greeted by the canopy porch, stepping through the front door, you are welcomed into the hallway, which includes stairs leading to the first floor and a convenient cloakroom/WC featuring a low-level WC and washbasin.

The lounge is positioned at the front of the house, with laminate flooring, a deep under-stair storage cupboard, and a glazed door leading into the modern kitchen/dining area.

The kitchen is equipped with a range of modern wall and base units, a rolled-edge worktop, a matching splash back, an inset single drainer sink, a built-in oven and hob with a stainless-steel extractor hood, and spaces for additional appliances. The room also has tiled flooring, spotlights, a window, and French doors opening onto the rear garden.

On the first floor, there are three bedrooms. Bedroom two overlooks the front, while bedrooms three and four have views to the rear. The family bath/shower room is fitted with a white suite comprising a paneled bath, a separate shower cubicle, a low-level WC, a pedestal washbasin, tiled flooring.

Stairs from the first-floor landing ascend to the second floor, where you'll find the generous main bedroom. This L-shaped room enjoys two Velux windows that flood the space with natural light while offering stunning views over the fields of Kingskerswell. It also features its own en-suite shower room, complete with a shower cubicle, low-level WC, vanity unit with washbasin, and another Velux window.

A viewing is highly recommended to fully appreciate the space and location, making this property an ideal choice for first-time buyers, families, or as a potential rental investment.

Tenure - Freehold  
Council Tax Band - C



## how to get there...

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 5JW**

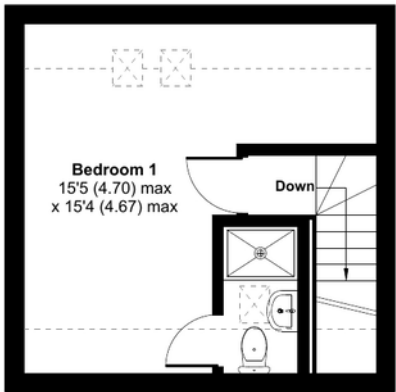
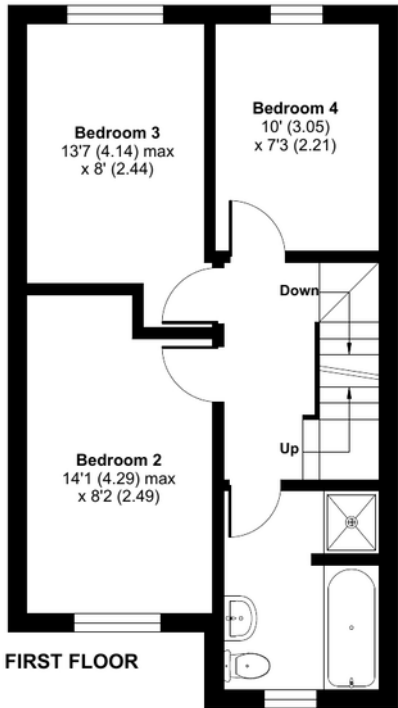
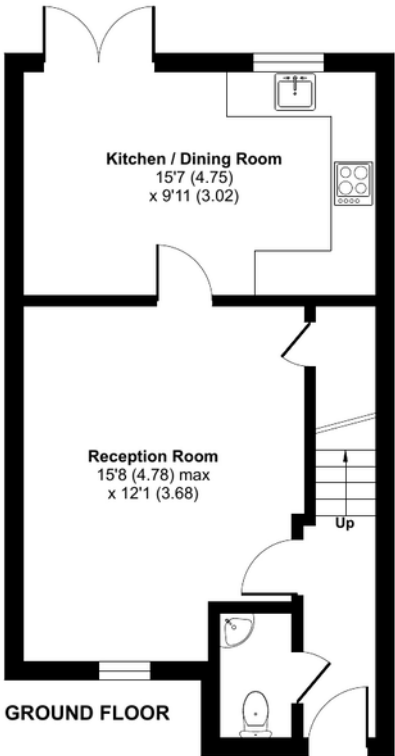




# Charles Road, Kingskerswell, Newton Abbot, TQ12

Approximate Area = 1037 sq ft / 96.3 sq m  
Limited Use Area(s) = 62 sq ft / 5.7 sq m  
Total = 1099 sq ft / 102 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Ashtons Complete (Complete Property). REF: 1226723



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