



11 Avenue Road, Kingskerswell - TQ12 5BD

£350,000 Freehold


chamberlains
the key to your home

Contact Us...

 **01626 365055**

 newtonsales@chamberlains.co

 **1 Bank Street**
Newton Abbot TQ12 2JL



Introducing this three-bedroom bungalow, nestled in the heart of Kingskerswell. This superb property presents an exceptional opportunity for those seeking a comfortable and spacious residence, complemented by a fantastic location.

Upon entering, you are greeted by a welcoming porch, leading into a bright and airy hallway that sets the tone for the entire home. The generous lounge/diner impresses with its abundance of natural light flooding in through large windows, providing a warm and inviting ambience. Whether hosting guests or simply enjoying relaxed evenings with loved ones, this versatile space offers endless possibilities for personalisation.

Adjacent to the lounge/diner is a well-appointed kitchen, complete with an array of wall and base units and contrasting worktops providing ample storage facilities for all your culinary needs. Appliances include single oven, hob and extractor fan, with space and plumbing for a washing machine and fridge.

The property offers three comfortable bedrooms, each benefiting from an abundance of space and natural light. The contemporary bathroom, adorned with useful fixtures and finishes, includes bath with shower over, low-level WC and wash hand basin, offering a relaxing sanctuary to unwind and rejuvenate after a long day.

Additionally, this remarkable home boasts practical features such as a garage, perfect for securing your vehicle or additional storage space for all your belongings. A utility space ensures that household chores are kept seamlessly organised and completed with ease. Off-street parking is also available, courtesy of a well-presented driveway.

Situated in a Kingskerswell, close to the market town of Newton Abbot, this property is conveniently located near a plethora of local amenities. Schools, bars, restaurants, shops and supermarkets are all within easy reach, offering the perfect blend of modern convenience and suburban tranquillity.

The desirable location makes this three-bedroom bungalow an excellent opportunity for those seeking an exceptional lifestyle. Whether you are a growing family or downsizing, this property caters to a range of individual requirements. Don't miss your chance to secure your dream home today – arrange your viewing to experience the full charm and beauty that this property could become.

Measurements

Lounge - 12'0 × 10'0 (3.65m x 3.04m)

Dining Room - 12'0 × 9'11 (3.65m x 3.02m)

Kitchen - 9'4 × 7'5 (2.84m x 2.25m)

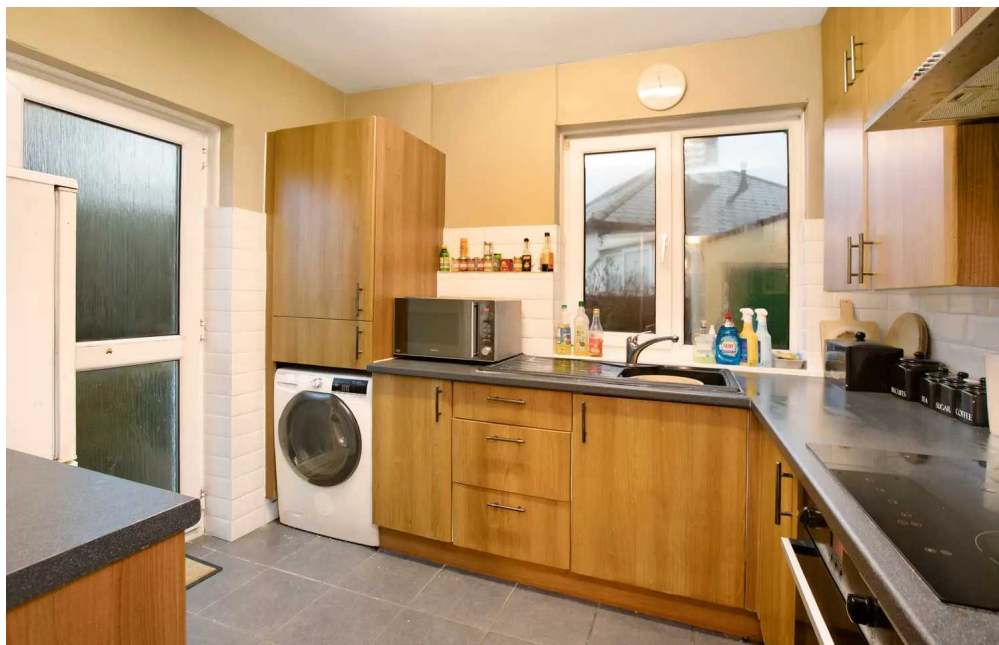
Bedroom - 12'4 × 10'0 (3.76m x 3.04m)

Bedroom - 10'7 × 10'0 (3.21m x 3.04m)

Bedroom - 12'4 × 6'9 (3.76m x 2.05m)

Bathroom - 7'11 × 7'5 (2.42m x 2.25m)

Garage - 15'10 × 8'0 (4.83m x 2.44m)



Important Information

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Teignbridge Council Tax Band - C (£2011 Per year)

EPC Rating - D

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold

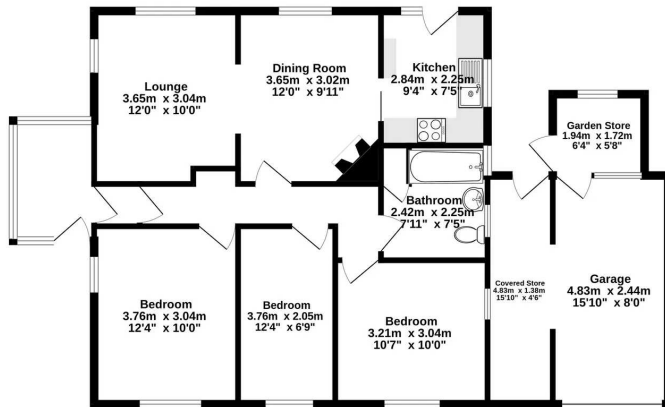


Garden

The sunny rear garden is laid mostly to lawn and fully enclosed with timber fencing. A concrete path leads around the circumference of the property, providing access to the rear garden from the driveway to the garage.



Ground Floor
94.4 sq.m. (1016 sq.ft.) approx.



TOTAL FLOOR AREA : 94.4 sq.m. (1016 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and any other areas are approximate and do not constitute a guarantee of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan (2024)

Garage

Single Garage
Driveway
1 Parking Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC