



11 Avenue Road, Kingskerswell

£300,000 Freehold

****CHAIN FREE**** • Detached Bungalow • In need of Modernisation • Open Plan Lounge/Diner • Great Location • Porch • Driveway • Garage • Front and Rear Gardens

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the key to your home



This charming three-bedroom detached bungalow, located in the desirable village of Kingskerswell, presents an exciting opportunity for those looking to put their own stamp on a property in need of modernisation. The bungalow offers generous living space and potential to create a wonderful home in a peaceful, yet convenient location, and comes to the market **chain-free**, making it a stress-free purchase for the right buyer. Inside, you'll find three good-sized bedrooms, each offering plenty of natural light and space, perfect for a growing family, guests, or a home office. The family bathroom, though in need of updating, provides a functional layout to work with. The spacious lounge/diner is a fantastic area for relaxation and entertaining, with ample room to redesign into an open-plan living space that suits modern lifestyles. The kitchen offers further scope for renovation, with room to create a stylish, functional space at the heart of the home.

As you enter the property through the porch, you are greeted by a welcoming entrance hallway that offers access to all the main rooms. The layout of the property presents a fantastic opportunity to open up the space or enhance it with contemporary fixtures and finishes, adding value and comfort.

Externally, the property enjoys both front and rear gardens, each providing a blank canvas for gardening enthusiasts to create their ideal outdoor retreat. The rear garden, in particular, offers a sense of privacy and tranquillity, with plenty of potential for landscaping or outdoor entertaining.

A key feature of the property is the garage with an additional workshop space to the rear, ideal for those in need of extra storage, or for use as a hobby space or project workshop. There is also off-road parking available at the front, adding convenience for residents and visitors alike.

Set in the heart of Kingskerswell, this bungalow benefits from a quiet village location while still being close to local amenities, schools, and transport links, making it an ideal base for both work and leisure. With some thoughtful modernisation, this property can become a truly special home. And with no onward chain, the process is that much smoother for potential buyers. Don't miss the chance to make this blank canvas your own!

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 1800 Mbps (According to OFCOM)

Teignbridge Council Tax Band - C (£2219.67 2025/2026)

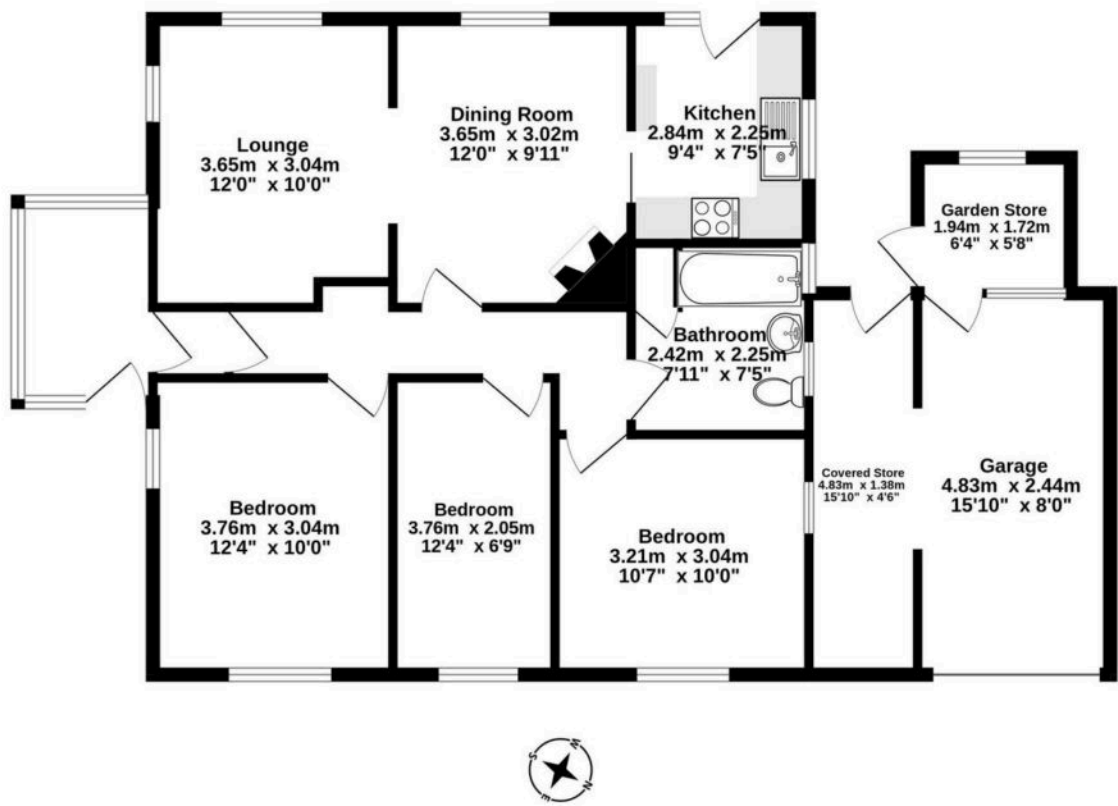
EPC Rating - D

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

The property is freehold



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



TOTAL FLOOR AREA : 94.4 sq.m. (1016 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	