



Kingskerswell

4x 2x

ENERGY RATING C71

- Video Walk-through Available
- Detached Home
- Sitting Room
- 4 Bedrooms (En-Suite Shower Room)
- Bathroom
- Well Appointed Kitchen
- Dining Room
- Wrap Around Gardens to the Side and Rear
- Driveway Parking For Several Vehicles
- Garage

Guide Price:
£400,000
FREEHOLD

Darith, Huxnor Road, Kingskerswell, Newton Abbot, TQ12 5DX



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

Darith, Huxnor Road, Kingskerswell, Newton Abbot, TQ12 5DX

A well-presented detached home is situated in the popular village location of Kingskerswell. Much improved by the completion of the South Devon link road, the village offers a wide selection of amenities including: a supermarket, medical centre, primary school, restaurants and public house, parade of shops and a church. This property is located in an area offering good access to Torquay, Newton Abbot and beyond. A timetabled bus operates to both Newton Abbot and Torquay, the mainline railway station is around 10 minutes away by car and you can normally reach Exeter city centre or airport in 45 minutes.

The Accommodation:

This spacious split-level detached home opens into a welcoming open porch area with wood flooring that leads into a bright lounge. The lounge serves as the heart of the home, featuring a decorative fireplace, smooth finish ceilings with elegant coving, and a large window overlooking the front aspect. Adjacent to the lounge, the kitchen is fitted with a range of matching wall and base units, roll-edge work surfaces, and a practical breakfast bar. Large windows in the kitchen offer peaceful views of the rear garden and the rolling countryside beyond. From the kitchen, the door leads to the separate dining room, which features sliding uPVC doors that open directly onto a raised patio, perfect for indoor-outdoor entertaining.

The sleeping quarters are cleverly distributed across different levels to ensure privacy and flexibility. On the main floor, the inner hallway - lit by inset spotlights - leads to two well-proportioned double bedrooms and a modern family bathroom. The bathroom is finished with tiled flooring and features a panelled bath with twin hand grips, a wall-hung wash basin and a rear-aspect window. On the first floor, the primary suite is a particular highlight; this triple-aspect double bedroom provides views of the moors and surrounding landscape, complemented by a private en-suite shower room with a mains-fed corner shower and a Velux window. The lower ground floor offers a versatile fourth double bedroom that is significant in size which could be used as a hobby room, home office or secondary lounge. This room also includes convenient under-stairs storage and door providing

access to the rear garden. Throughout the home, comfort is maintained by a central heating system controlled by multiple wall-mounted thermostats and powered by a combination boiler located in the garage.

Parking:

Practical needs are well-catered for with a driveway providing parking for several vehicles and a garage equipped with power, lighting, and additional storage space within the pitched roof.

Gardens:

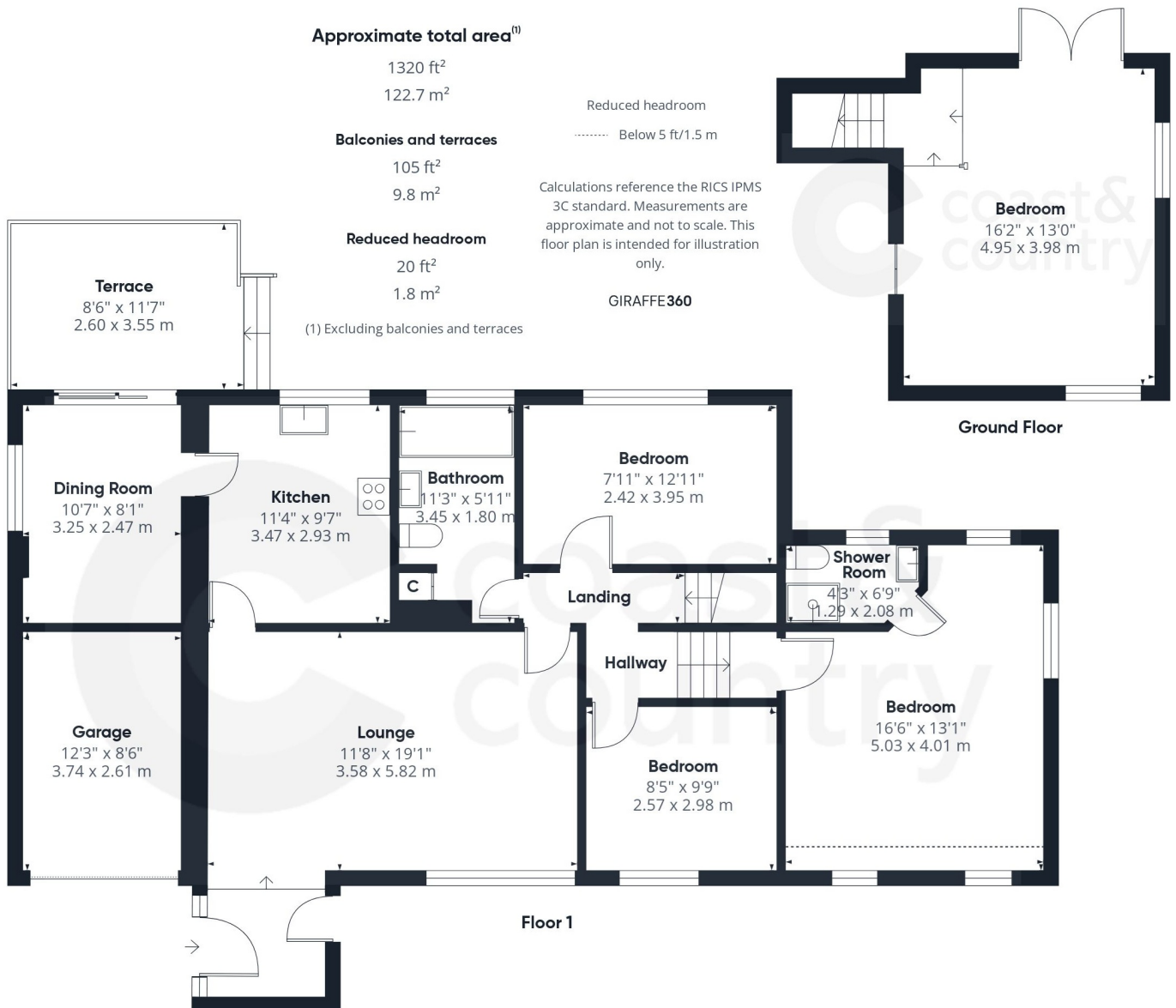
The exterior of the property is as impressive as the interior, featuring a multi-tiered rear garden designed to maximize the stunning elevated views. A large, raised patio overlooks a triangular lawn with natural boundaries, while paved paths provide full access around the property to further private lawn areas at the front and side.

Directions:

From the Penn Inn roundabout take the A380 towards Torquay. Take the first exit signposted for Kingskerswell. At the first roundabout take the third exit and at the second roundabout take the second exit onto Old Newton Road. When you reach the split junction take the right onto Foredown Lane. Follow the road over the hill and take the first left onto Greenhill Road. Follow the road until you reach the junction. Turn right onto Yon Street, continue over the bridge where Darith can be found on your right hand side after the junction to Huxley Vale.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.