



**Coffinswell Lane, Kingskerswell**

**£325,000**

This spacious semi-detached family home, situated in a cul-de-sac within the sought after village of Kingskerswell, offers flexible living with three to four bedrooms, off-road parking, and an enclosed rear garden.

Accessed via a covered storm porch, the spacious reception hall leads to the principal ground floor rooms. These include a bright sitting/dining room with double doors opening to the rear garden, a well-appointed kitchen, and a versatile office or fourth bedroom. The first floor offers three bedrooms, with the main bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property features a concrete driveway at the front, leading to a useful store and a lawned garden. The low-maintenance rear garden, accessible from both the kitchen and sitting/dining room, boasts a raised, covered patio with an open outlook over the surrounding area and countryside. Enclosed by a timber fence and low level block wall, it includes a raised planting bed, outside lighting, an outside tap, and gated side access.

An internal viewing is highly recommended to appreciate the comfortable living spaces and attractive village setting this home offers.

**THE ACCOMMODATION COMPRISES,** Covered storm porch with light point and UPVC obscure glazed door to:

**RECEPTION HALL** Textured ceiling with a light point, stairs with handrail to first floor, radiator with thermostat control, under stairs storage cupboard, telephone point, door to office/bedroom four, door to:

**SITTING/DINING ROOM** - 5.49m x 5.23m (18'0" x 17'2") Maximum measurements. Textured ceiling with light points, UPVC double glazed window to side, two radiators with thermostat controls, TV connection point, telephone point, under stairs storage cupboard, UPVC double doors opening onto the rear garden, door to:

**KITCHEN** - 3.96m x 2.03m (13'0" x 6'8") Textured ceiling with directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset circular sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, integral dishwasher, space and plumbing for washing machine, built-in electric oven, space for upright fridge freezer, tiled flooring, wall mounted combination boiler, UPVC double glazed window, UPVC double glazed door opening onto the garden.

**OFFICE/BEDROOM 4** - 3.43m x 2.84m (11'3" x 9'4") Inset spotlights, UPVC double glazed window to side, radiator with thermostat control, storage cupboards.

**FIRST FLOOR LANDING** - 3.48m x 2.18m (11'5" x 7'2") Textured ceiling with inset spotlights, smoke detector, hatch to loft space, cupboard with slatted shelf and hanging rail, doors to:

**BEDROOM ONE** - 4.55m x 2.95m (14'11" x 9'8") Textured ceiling with pendant light point, UPVC double window to rear aspect with countryside views, radiator with thermostat control, built-in double wardrobe, door to:





**ENSUITE SHOWER ROOM/WC** - 2.51m x 2.18m (8'3" x 7'2") Textured ceiling with light point, skylight, radiator with thermostat control. Comprising shower cubicle, pedestal wash hand basin, WC, access to under eaves storage.

**BEDROOM TWO** - 3.56m x 2.97m (11'8" x 9'9") Textured ceiling with pendant light point, UPVC double glazed window to front aspect with far reaching views across Kingskerswell towards Dartmoor including Haytor Rock, radiator with thermostat control, built-in wardrobe.

**BEDROOM THREE** - 2.39m x 2.16m (7'10" x 7'1") Textured ceiling with pendant light point, UPVC double glazed window to front aspect with views towards Dartmoor including Haytor Rock, radiator with thermostat control.

**BATHROOM/WC** - 2.18m x 1.68m (7'2" x 5'6") Textured Ceiling with inset spotlights, extractor fan, heated towel rail. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash and basin, WC.

## OUTSIDE

**FRONT** - At the front of the property is a concrete driveway providing off-road parking and leading to a store. To the side is a lawned garden with paved pathway leading to the covered storm porch and the front door.

**REAR** - To the rear of the property is a low maintenance garden accessed from the kitchen and sitting/dining room onto a raised covered patio which has an open outlook over the surrounding area and countryside. The garden is enclosed by timber fence and a low-level block wall to the rear boundary which has a raised planting bed. Outside light, outside tap, gated side access.

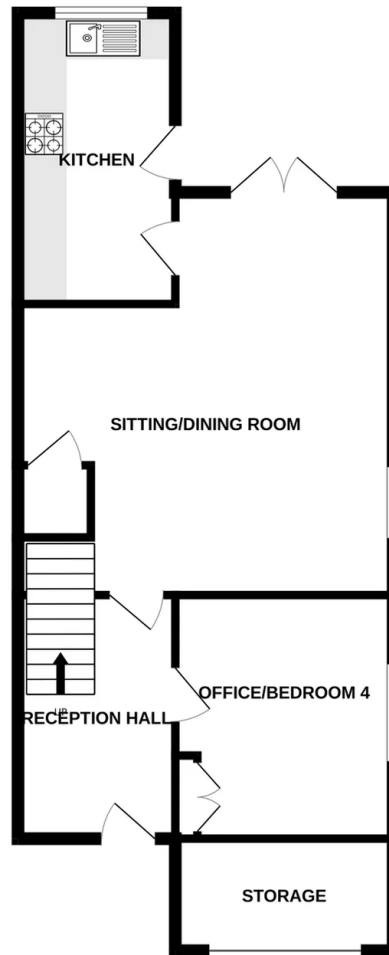
**STORE** - 2.67m x 1.24m (8'9" x 4'1")  
Up and over door, light and power.

## USEFUL INFORMATION

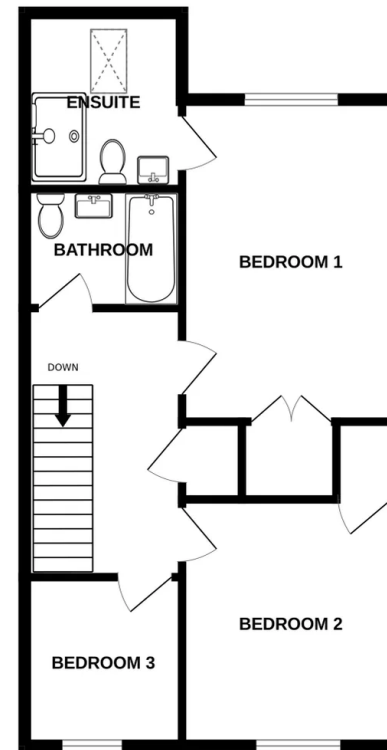
Tenure – Freehold  
Age - 1980's  
Heating - Gas Central heating  
Drainage - Mains  
Windows - Double glazed  
Council Tax - Tax band C  
EPC Rating - EPC C/77 - Potential B/82  
Broadband - To be confirmed  
Mobile - To be confirmed



GROUND FLOOR



1ST FLOOR



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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