



17 Lyn Grove, Kingskerswell

£275,000 Freehold

Detached Bungalow • Garage • Front and Rear Gardens • Two Double Bedrooms • Village Location • Close to Amenities • Parking For Two Cars • Modern Shower Room • Generous Kitchen • Lounge With Feature Fireplace

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This charming **chain-free** two-bedroom link-detached bungalow is situated in the popular village of Kingskerswell, offering comfortable and convenient single-level living in a peaceful residential location.

The property features a bright and airy living room with **dual-aspect windows**, allowing an abundance of natural light to flood the space throughout the day. A **feature fireplace** provides an attractive focal point, creating a warm and welcoming atmosphere. The living room also benefits from a **serving hatch to the kitchen**, adding practicality and ease of access between the two spaces.

The kitchen has matching wall and base units with a **stainless steel sink positioned under the front-facing window**. There is **space for an oven and washing machine**, though no appliances are included. A door from the kitchen provides **side access to the garden**.

Both bedrooms are **generous double rooms** overlooking the rear garden, with the main bedroom featuring a storage cupboard.

The bathroom is stylishly presented and comprises a low-level WC, hand wash basin, shower cubicle and heated towel rail.

Externally, the property boasts a **large, private rear garden**, ideal for outdoor entertaining and relaxing in the sunshine.

Further benefits include gas central heating, double glazing, garage and off-street parking. This delightful bungalow is **offered with no onward chain** and is conveniently located close to local amenities, transport links and village facilities, making it an ideal choice for a range of buyers.

MEASUREMENTS

Kitchen - 11'6 × 8'10 (3.50m x 2.70m)

Lounge - 15'1 × 12'10 (4.60m x 3.90m)

Bedroom - 12'6 × 10'10 (3.80m x 3.30m)

Bedroom - 11'9 × 9'8 (3.59m x 2.95m)

Shower Room - 6'6 × 5'10 (1.83m x 1.52m)

Garage - 17'5 × 7'10 (5.30m x 2.40m)



IMPORTANT INFORMATION

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

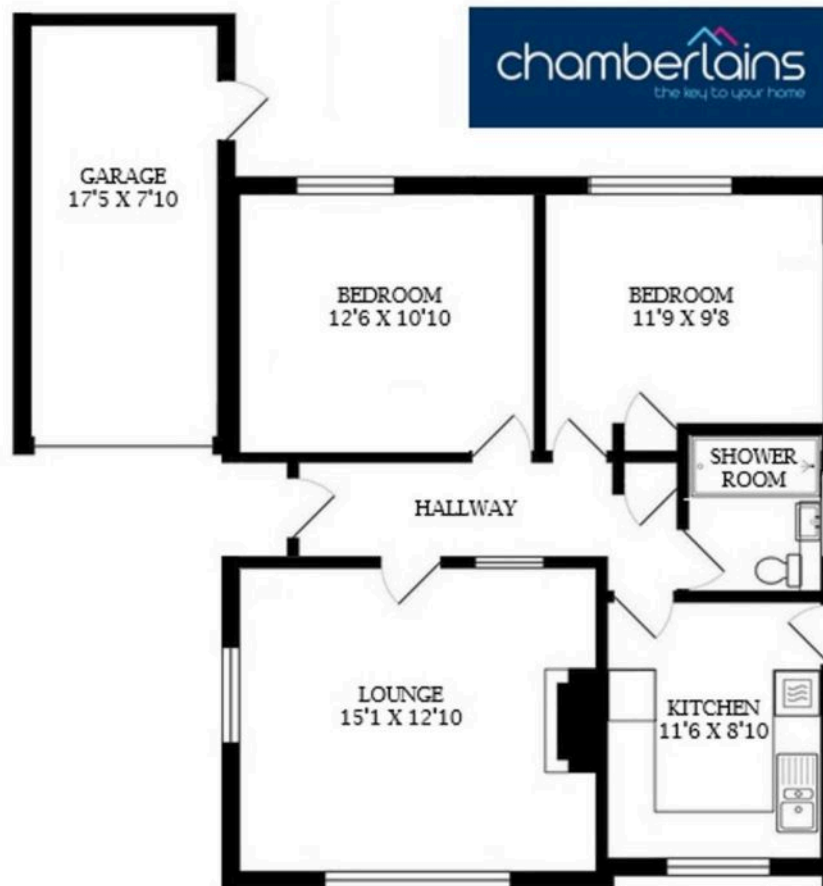
Teignbridge Council Tax Band C
(£2219.67 2025/2026)

EPC Rating D

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold.





Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc. are approximate and no responsibility will be taken for any error.



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |