

CHRISTOPHER SCALES

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Coles Lane, Kingskerswell

£280,000

This beautifully presented semi-detached bungalow offers comfortable and versatile living in a popular village location, complete with ample driveway parking and an attached garage.

Upon entering through the UPVC obscure glazed door, an entrance porch leads directly into the reception hall, with hardwood flooring and inset spotlights. There is a generously sized sitting room with UPVC double glazed door leading in to the garden. Double doors open in to the dining room, with easy access back to the hallway. The well-appointed kitchen/breakfast room has UPVC double glazed windows to the rear and side and a stable door provides direct access to the garden.

The bungalow offers two double bedrooms, each featuring hardwood flooring, inset spotlights, and radiators with thermostat control. Both bedrooms benefit from UPVC double glazed windows and doors to the front aspect, allowing for plenty of natural light. The contemporary bathroom/WC includes a panelled bath with an electric shower, a vanity unit with an inset wash hand basin, and a heated towel rail, all finished with part-tiled walls and a tiled floor.

Outside, the front of the property boasts a block-paved driveway providing generous off-road parking for several vehicles, alongside a low-maintenance garden and a private patio area with a garden shed. The attached garage offers convenient storage and includes space and plumbing for a washing machine, along with rear access to the garden. The rear garden is an enclosed space featuring a paved patio accessible from both the kitchen and sitting room, leading up a few steps to a lawned area and a raised timber deck.

An internal inspection is highly recommended in order to appreciate this superb home.

THE ACCOMMODATION COMPRISES, UPVC obscure glazed door to:

ENTRANCE PORCH - 1.19m x 0.69m (3'11" x 2'3") Door to:

RECEPTION HALL Coved ceiling with inset spotlights, smoke detector, hatch to loft space, radiator with thermostat control, hardwood flooring, doors to:

KITCHEN/BREAKFAST ROOM - 5.79m x 2.87m (19'0" x 9'5") Maximum measurements.

KITCHEN - Coved ceiling with inset spotlights. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, matching wall cabinets, two built in electric ovens.

BREAKFAST AREA Coved ceiling with pendant light point, UPVC double glazed windows to rear and side, radiator with thermostat control, stable door to garden, opening to:

SITTING ROOM - 4.7m x 4.29m (15'5" x 14'1") Pendant light points, UPVC double glazed window to rear aspect, tall radiator with thermostat control, UPVC double glazed door to garden, double doors to:

DINING ROOM - 3m x 2.84m (9'10" x 9'4") Coved ceiling with inset spotlights, radiator with thermostat control, door to hallway.





BEDROOM ONE - 3.91m x 3.3m (12'10" x 10'10") Coved ceiling with inset spotlights, radiator with thermostat control, UPVC double glazed window and door to front, hardwood flooring.

BEDROOM TWO - 4.52m x 3.3m (14'10" x 10'10") Coved ceiling with inset spotlights, UPVC double glazed window and sliding door to front aspect, radiator with thermostat control, hardwood flooring.

BATHROOM/WC - 2.08m x 1.68m (6'10" x 5'6") Coved ceiling with inset spotlights, extractor fan, hatch to loft space. Comprising panelled bath with twin hand grips and electric shower over, vanity unit with inset wash hand basin, WC, part tiled walls, tiled floor, heated towel rail.

OUTSIDE

FRONT At the front of the property is a block paved driveway providing off road parking for several vehicles with a turning area/additional hardstanding. To the side of the drive is a low maintenance garden, enclosed by timber fence. A paved pathway then leads to the front door with a raised patio enclosed by iron railings and a private patio area enclosed by timber fence, with garden shed.

REAR To the rear of the property, the garden offers an enclosed space with a paved patio accessed directly from both the kitchen and sitting room. From here a few steps lead to a lawned garden and a raised timber deck, enclosed by timber fence and hedgerow, with timber garden shed, outside light and rear access into the garage.

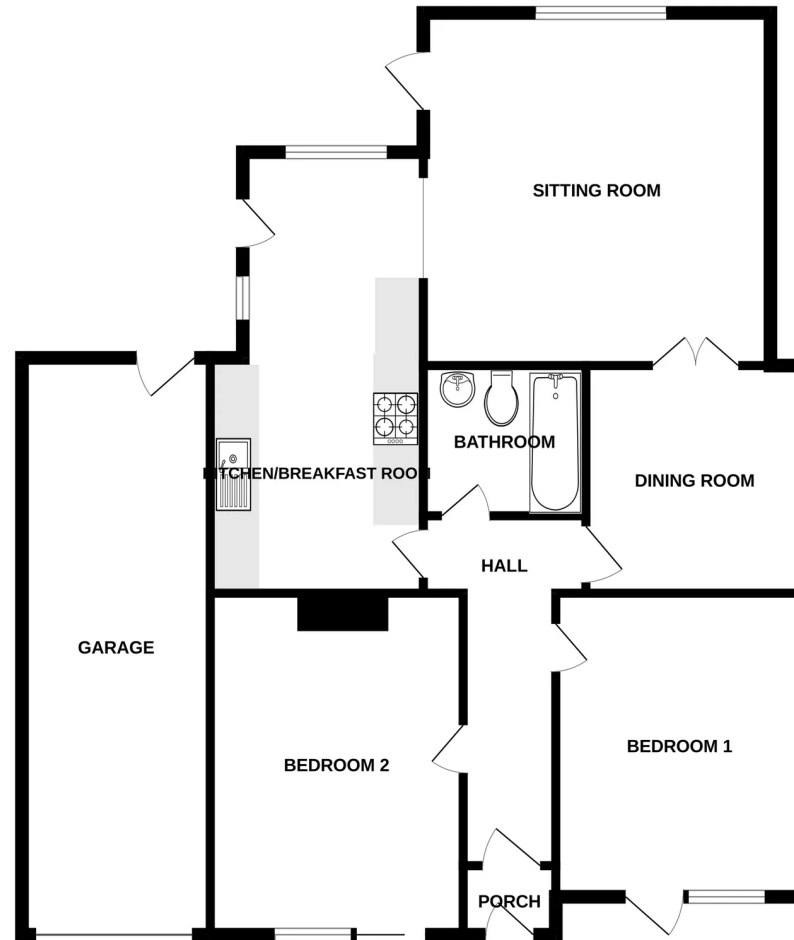
ATTACHED GARAGE - 8.66m x 2.46m (28'5" x 8'1") Metal door, light points, door to rear garden, wall mounted boiler, space and plumbing for washing machine.

USEFUL INFORMATION

Tenure – Freehold
Age - 1960's
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band
EPC Rating - Await EPC
Broadband - To be confirmed
Mobile - To be confirmed



GROUND 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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