

CHRISTOPHER SCALES

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Coles Lane, Kingskerswell

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

£310,000

Situated in the highly desirable Kingskerswell village, this appealing two bedroom home offers comfortable living with the added benefit of a garage, driveway, and a versatile loft room. To arrange a viewing, please quote CS1097 when calling.

Upon entering, there is an inviting reception hall with access to the ground floor accommodation. The sitting room, positioned at the front of the property, boasts distant countryside views from its UPVC double-glazed window and a paddle staircase leading to the loft room. The kitchen features a range of base and floor units with granite work surfaces, and an archway leading into the conservatory and in turn the rear garden. Both ground floor bedrooms are comfortably sized, with the principal bedroom offering a UPVC double-glazed window to the front aspect and the second bedroom featuring a UPVC double-glazed window overlooking the rear and there is a bathroom/WC. A particular highlight of this home is the large loft room, offering excellent additional space with sloping ceilings, inset spotlights, two Velux windows, and access to eaves storage.

Externally, the property benefits from a large block-paved driveway at the front, providing ample off-road parking for several vehicles and leading to the attached garage. The front garden also features a raised border planted with mature shrubs and trees. The rear garden, accessed from the conservatory, includes a covered deck area with outside power sockets, a patio area, and attractive planting/flowerbed borders. A summer house and an additional patio area are located in the rear corner, alongside a timber garden shed. The garden continues to the side, offering further patio space and rear access into the garage.

The garage provides an electric roller door, light and power points, space and plumbing for a washing machine and tumble dryer, a ceramic sink, a wall-mounted boiler, electric meter, and consumer unit.





THE ACCOMMODATION COMPRISES,

Composite door to entrance porch leading to:

RECEPTION HALL - 4.39m x 1.17m (14'5" x 3'10")

Inset spotlight, smoke detector, picture rails, radiator with thermostat control, doors leading to:

SITTING ROOM - 4.52m x 3.33m (14'10" x 10'11")

Light point with ceiling rose, picture rails, UPVC double glazed window to front aspect with distant countryside views, radiator with thermostat control, telephone point, TV connection point, paddle staircase leading to loft room, fireplace with inset gas fire.

KITCHEN - 3m x 2.82m (9'10" x 9'3")

Coved ceiling with directional spotlights, heated towel rail, tiled flooring. Fitted kitchen, comprising a range of base and floor units with granite works surfaces over, inset circular sink with mixer top over, space for a range style gas cooker with extractor over, tiled surrounds, matching wall cabinets, space for dishwasher, archway leading to:

CONSERVATORY - 3.63m x 2.97m (11'11" x 9'9")

Pitched glazed roof, UPVC double glazed windows on block base with double doors leading to covered deck area, radiator with thermostat control, wall light points.

BEDROOM ONE - 3.91m x 3.3m (12'10" x 10'10")

Pendant light point, picture rails, UPVC double glazed window to front aspect, radiator with thermostat control.

BEDROOM TWO - 3m x 2.84m (9'10" x 9'4")

Pendant light point, picture rails, UPVC double glaze window to rear aspect and radiator with thermostat control.

BATHROOM/WC - 2.11m x 1.65m (6'11" x 5'5")

Pendant light point, UPVC obscured glazed window, heated towel rail, comprising panelled bath with central taps and shower over, vanity unit with wash hand basin, WC, part tile walls, tiled floor.



LOFT ROOM - 6.71m x 4.22m (22'0" x 13'10") Maximum measurement.

Sloping ceilings, inset spotlights and two Velux windows, radiator with thermostat control and access to eaves storage.

OUTSIDE

FRONT - To the front of the property is a large block paved driveway which provides off road parking for several vehicles and leads to the attached garage. There is a raised border planted with mature shrubs and trees, steps lead to a front door.

REAR - At the rear of the property and accessed from the conservatory is a covered deck area with outside power sockets, leading onto the remainder of the garden laid to paving slabs and enclosed by planting/flowerbed borders. With a summer house and further patio area to the rear corner, timber garden shed and continuing to the side where there is a further patio area and rear access into the garage.

GARAGE

Electric roller door, light points, power points, space and plumbing for washing machine and space for tumble dryer, ceramic sink, wall mounted boiler, electric meter and consumer unit.

USEFUL INFORMATION

Tenure – Freehold

Age - 1960's (Unverified)

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

EPC Rating - TBC

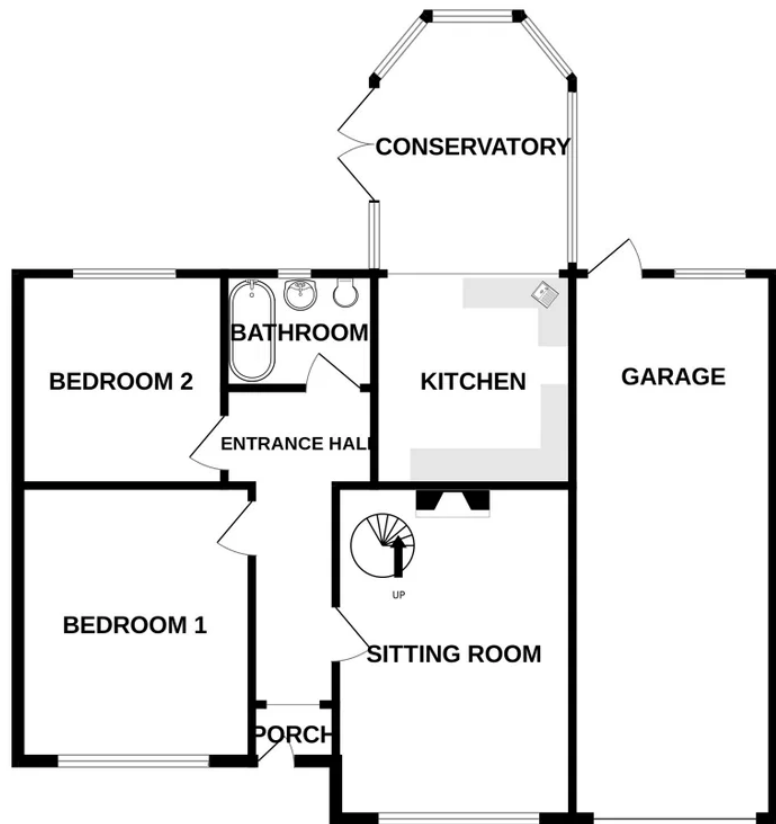
Broadband - 1600Mbps download/115Mbps upload Mobile - Signal strength (0-4)

EE: 4, Three: 3, O2: 4, Vodafone: 3

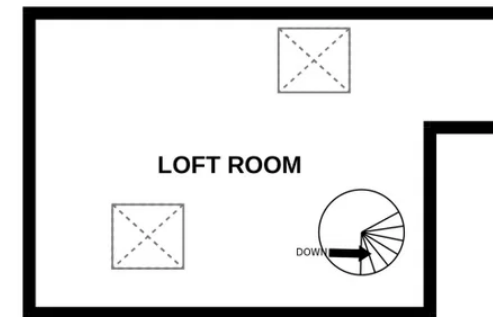




GROUND FLOOR



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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POWERED BY
exp [®] UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com