



## Kingskerswell

3x 2x

ENERGY RATING B82

- Video Walk-through Available
- New Build
- Detached Bungalow
- Gated Development
- Contemporary Open Plan Living/Dining-Space.
- 3 Bedrooms
- Bathroom & En Suite Shower Room
- Modern Kitchen
- Wrap Around Level Gardens
- Brick Paved Driveway

**Guide Price:**

**£425,000 - £450,000**

FREEHOLD

# 5 Valerie Rise, Torquay Road, Kingskerswell, TQ12 5FT



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Nestled within an exclusive gated development, this newly built detached bungalow offers contemporary open plan living and exceptional comfort. Situated in the highly popular and conveniently situated village 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 final, stunning detached bungalow is the last available property within an exclusive gated development in the highly sought-after village of Kingskerswell. Perfectly positioned on a level plot, the home offers the ultimate in effortless, single-level living. The accommodation is beautifully arranged, featuring a welcoming entrance hall that leads to three well-proportioned bedrooms, including a main with an en-suite shower room, alongside a stylish family bathroom. At the heart of the home is an impressive open-plan lounge, kitchen, and dining area, designed to be both a social hub and a peaceful retreat. The space is defined by elegant, vaulted ceilings and striking Karndean herringbone flooring that flows seamlessly from the hallway. The high-specification kitchen comes fully equipped with premium integrated appliances, including a washing machine, dishwasher, fridge-freezer, microwave, and a dedicated drinks chiller for modern convenience. The living area exudes character and warmth, centred around a freestanding wood-burner and finished with engineered oak doors and underfloor heating throughout. Large aluminium bi-fold doors dissolve the boundary between inside and out, opening onto a professionally turfed garden and an elegant Indian sandstone patio. Both the bathroom and en-suite are finished with luxury Porcelanosa tiling, reflecting the high quality found throughout

the property.

The exterior is crafted with durability and style in mind, featuring a natural slate roof and Lindab galvanised guttering. Residents will enjoy the security of electronic gated access and the practicality of two allocated parking spaces. For complete peace of mind, the property adheres to the Consumer Code for New Homes and is backed by a 10-year Build-Zone structural warranty.

### Parking:

A private driveway provides convenient off-road parking for two vehicles.

### Gardens:

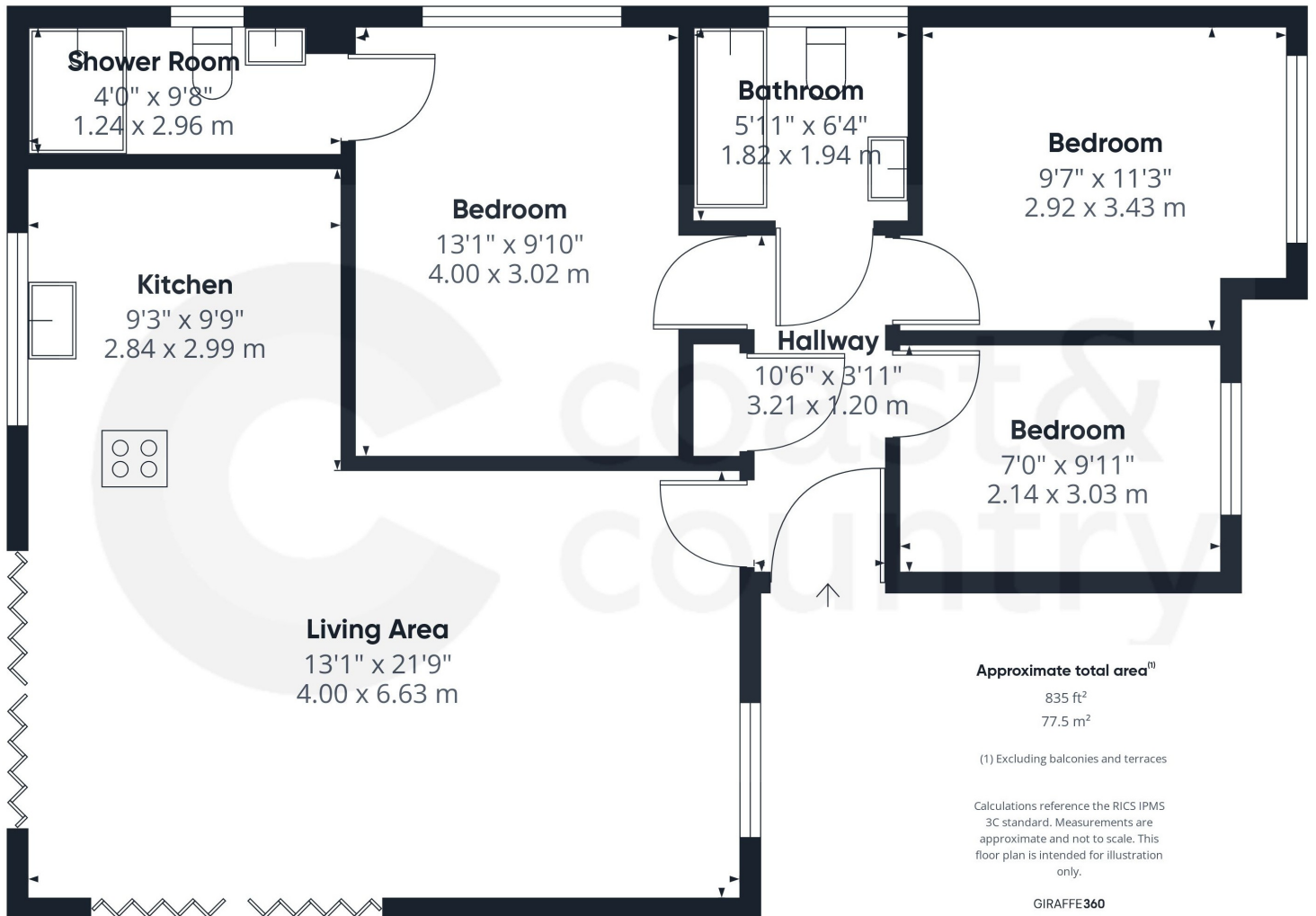
The bungalow boasts wrap-around level gardens to the side and rear, offering private outdoor areas that are perfect for enjoyment and easy maintenance.

### Directions:

From Newton Abbot Penn Inn roundabout, take the Torquay exit and merge onto the A380. take the first exit for Kingskerswell and at the roundabout take the first exit into Kingskerswell. Follow the main road through the village, go past the Sloop/Hungry Horse on your right, proceed under the bridge and through the vehicle contraflow system and the entrance to the development can be found on the right past a row of cottages and before the PAM office.



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## Agents Notes:

Council Tax: Currently Band TBC

Tenure: Freehold

This property awaits first registration.

A service charge will be payable for the upkeep of communal areas, the amount of which is yet to be determined.

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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.