

CHRISTOPHER SCALES

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Mount Pleasant Road, Kingskerswell

£420,000

With far reaching views towards Dartmoor, this charming double bay fronted bungalow offers good-sized accommodation in a tucked away village location.

Mount Pleasant Road is situated in the sought after village of Kingskerswell which offers excellent amenities including a primary school, convenience stores, garages, ALDI supermarket, Costa, Hair salons, two pubs and is on the number 12 bus route linking Newton Abbot & Torbay.

Approached from the road a driveway provides off road parking and leads to the single attached garage. A pathway then leads to the front garden with open views and to the front door. Once inside, a spacious reception hallway leads to the ground floor accommodation featuring a sitting room with bay window to capture the south facing views to Dartmoor, dining room and kitchen, two double bedrooms, a shower room/WC and a bathroom with separate WC. On the first floor are two further good sized bedrooms and useful loft storage. At the rear of the property is a well maintained tiered garden offering several seating areas, planting beds and lawned spaces, again with far reaching views towards Dartmoor. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the tucked away location.

THE ACCOMMODATION COMPRISES, UPVC obscure glazed door to:

ENTRANCE PORCH - 1.19m x 0.64m (3'11" x 2'1") Pendant light point, picture rails, multi-paned door to:

RECEPTION HALL Coved ceiling with wall light point, stairs with handrail to first floor, radiator with thermostat control, door to inner hallway, doors to:

SITTING ROOM - 4.42m plus bay x 3.84m (14'6" plus bay x 12'7") Coved ceiling with wall light points, UPVC double glazed bay window to front aspect with far reaching countryside views across Kingskerswell towards Dartmoor, radiator with thermostat control, fireplace with inset gas fire.

DINING ROOM - 3.81m x 2.54m (12'6" x 8'4") Pendant light points, UPVC double glazed window to side aspect, radiator with thermostat control, storage cupboard to recesses, door to:

KITCHEN - 4.37m x 2.36m (14'4" x 7'9") Maximum measurements. Textured ceiling with directional spotlights, UPVC double glazed windows to rear and side, UPVC obscure glazed door opening to side. Fitted kitchen with a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, space for gas cooker, tiled surrounds, space and plumbing for washing machine, wall mounted boiler, space for under worktop appliance.

BEDROOM ONE - 3.84m x 3.45m plus bay (12'7" x 11'4" plus bay) Coved ceiling with wall light points, UPVC double glazed bay window to front aspect with far reaching countryside views Kingskerswell towards Dartmoor, radiator with thermostat control, fitted bedroom furniture to one wall comprising triple wardrobe, double wardrobe and central chest of drawers, door to:

SHOWER ROOM/WC Coved ceiling with light point, UPVC obscure glazed window, door to reception hall. Comprising shower cubicle with mains fed shower, vanity unit with inset wash hand basin, WC, radiator with thermostat control.





INNER HALLWAY Pendant light point, picture rails, doors to:

BEDROOM TWO - 3.1m x 3.07m (10'2" x 10'1") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM - 1.98m x 1.73m (6'6" x 5'8") Pendant light point, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash and basin, part tiled walls, linen cupboard with slatted shelving, radiator with a thermostat control.

SEPARATE WC - 0.99m x 0.76m (3'3" x 2'6") Pendant light point, UPVC obscure glazed window, WC.

FIRST FLOOR LANDING Pendant light point, smoke detector, doors to:

BEDROOM THREE - 3.73m x 3.48m (12'3" x 11'5") Maximum measurements. With sloping ceilings, pendant light point, UPVC double glazed window overlooking the rear garden, built in double wardrobe, drawers and shelving to recess, access to loft space, night storage heater.

BEDROOM FOUR - 3.73m x 3.58m (12'3" x 11'9") Maximum measurements. Light point, UPVC double glazed window to front aspect with far reaching countryside views across Kingskerswell towards Dartmoor, night storage heater, built-in wardrobe, chest of drawers and shelving unit to recess, access to loft space.

OUTSIDE

FRONT To the front of the property is a block paved driveway providing off-road parking and leading to a single attached garage. A pathway then leads to the front door. The front garden offers a level space mainly laid to lawn with flower bed/shrub borders and with an open outlook.

REAR To the rear of the property is a well maintained garden arranged over different tiers and offering a patio, lawned area, different seating areas and planting beds, enclosed by timber fence to the sides. There is also a useful garden store, side access and open views.

ATTACHED GARAGE - 4.34m x 2.29m (14'3" x 7'6")

Metal up and over door, UPVC double glazed window to side.

USEFUL INFORMATION

Tenure – Freehold

Age - 1930's

Heating - Gas & Electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band E

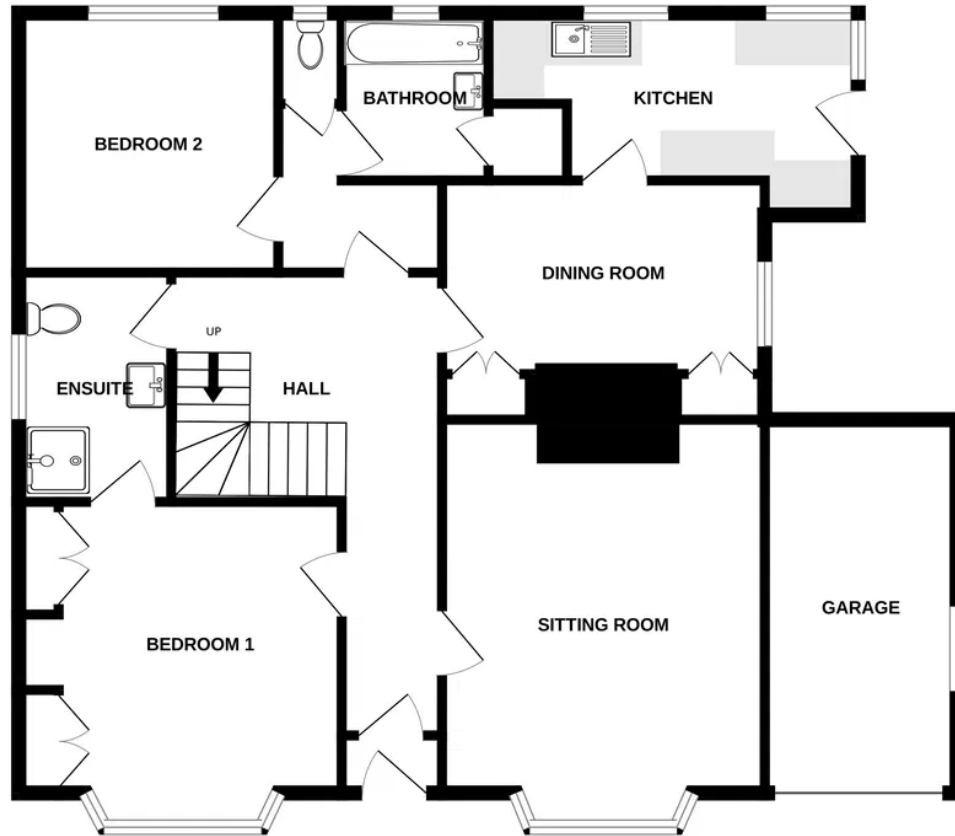
EPC Rating - D/64 - Potential C/75

Broadband - To be confirmed

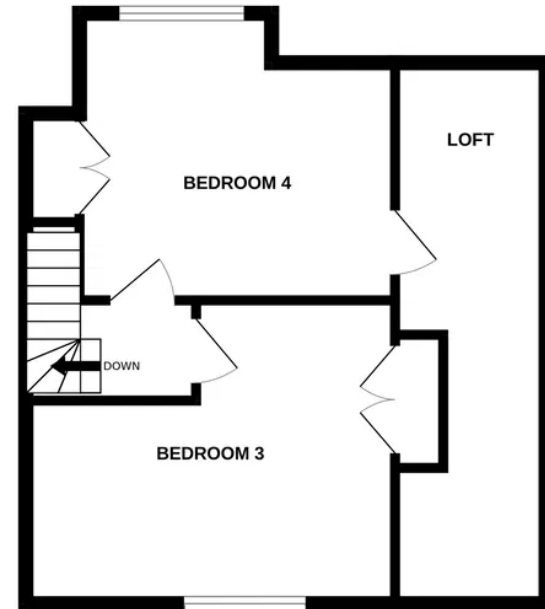
Mobile - To be confirmed



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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