

An aerial photograph of a two-story brick house with a dark grey tiled roof. The house features a central entrance with a small porch and a light blue door. To the left is a two-car garage with dark brown doors. A wide, paved driveway leads from the road to the garage and house. The property is surrounded by a well-maintained lawn, various shrubs, and trees, including a large palm tree on the right. The sky is blue with light clouds.

23 HUXLEY VALE,
KINGSKERSWELL, TQ12 5ED

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23 HUXLEY VALE, KINGSKERSWELL

Tucked away in a quiet cul-de-sac in the popular village of Kingskerswell, this beautifully cared for four bedroom detached family home offers spacious and flexible accommodation, a double garage, plenty of parking and a lovely south facing garden.

- Four Bedroom Detached Family Home
- Quiet Cul-De-Sac Location In Kingskerswell
- Much Loved And Beautifully Maintained Throughout
- Spacious Lounge/Sitting Room
- Large Kitchen/Dining Room Ideal For Family Life
- Useful Utility Room And Downstairs Cloakroom
- Family Bathroom Plus Separate Shower Room/WC
- South Facing Rear Garden
- Driveway Parking For Multiple Cars
- Double Garage With Excellent Storage Or Parking Space
- Tenure - Freehold

Detached four bedroom family home in quiet Kingskerswell cul de sac. Spacious lounge and large kitchen dining room, utility and cloakroom. Four good bedrooms, south facing private garden, driveway, double garage.



Detached



Village



4
Bedrooms



2
Bathrooms



2 Reception
Rooms



Off Road
Parking & Double
Garage



South Facing Garden

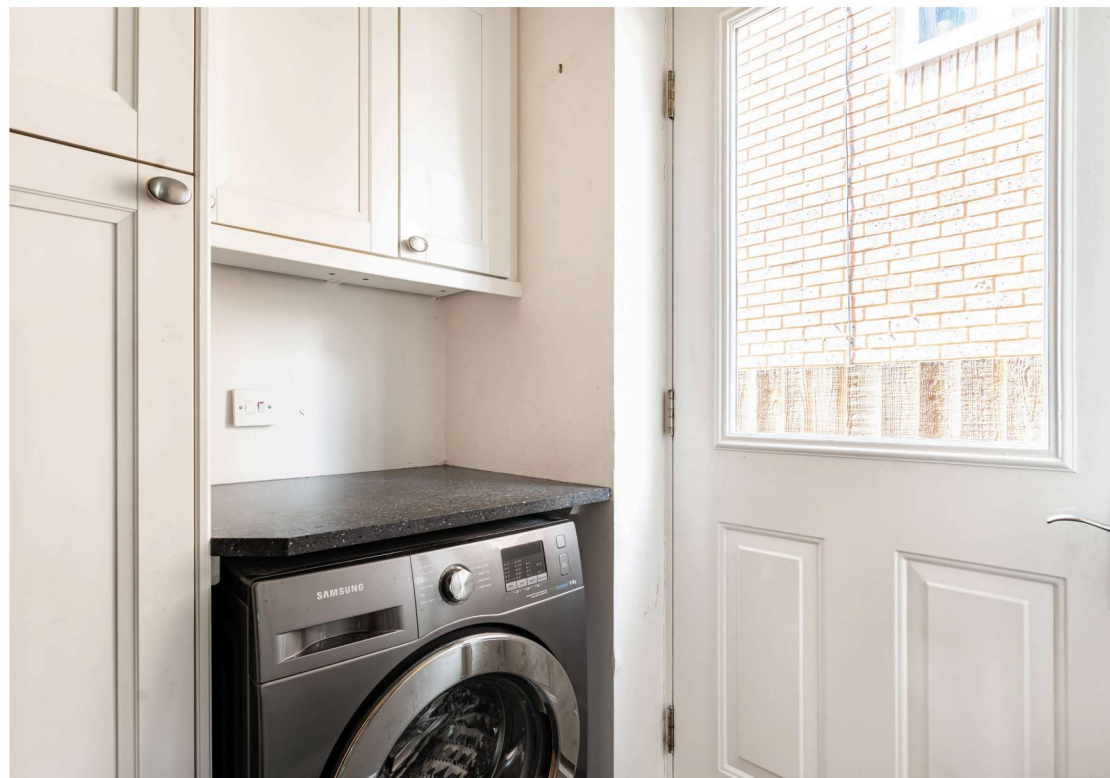


Council
Tax: E









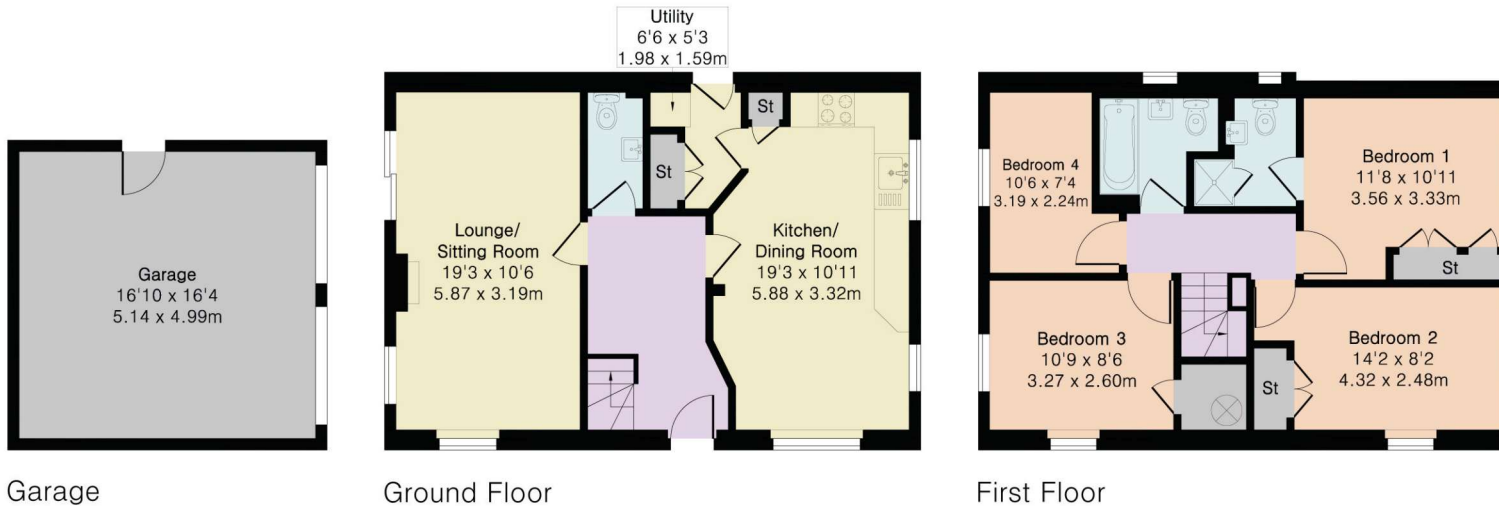


**Approximate Gross Internal Area 1124 sq ft - 104 sq m
(Excluding Garage)**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 562 sq ft – 52 sq m

Garage Area 276 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023



THE HOME...

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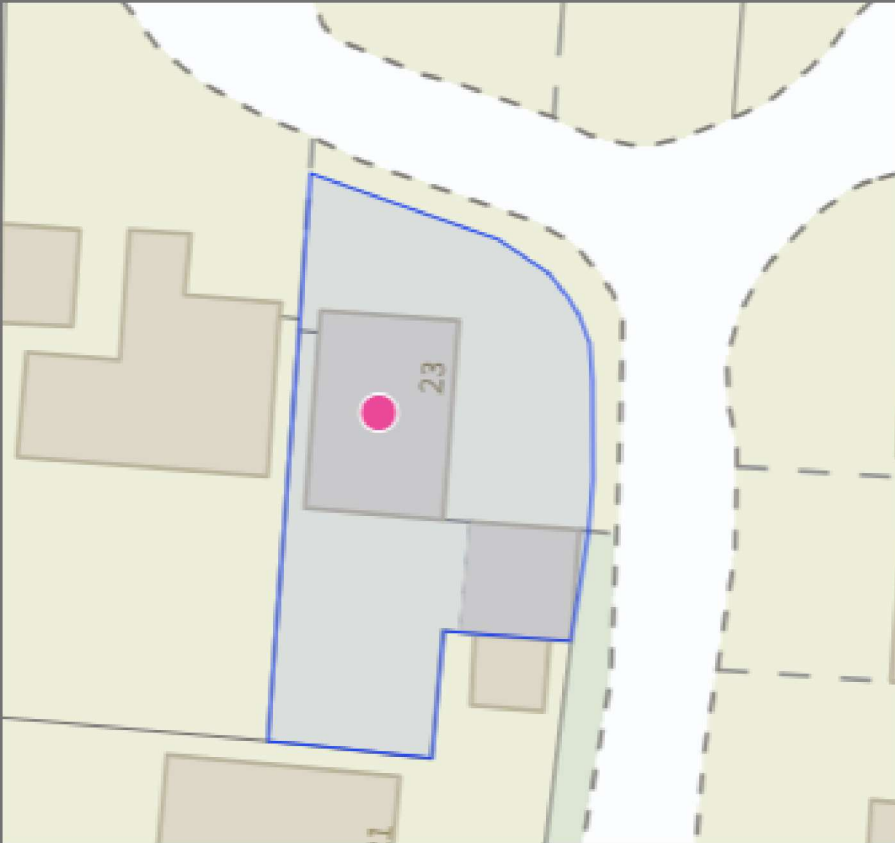
Having been a much loved family home for many years, the property has been exceptionally well looked after and has a warm, welcoming feel throughout. The ground floor offers excellent living space with a generous lounge/sitting room, perfect for relaxing or spending time with family, together with a large kitchen/dining room that provides a wonderful heart of the home for everyday living and entertaining. There is also the added benefit of a utility room and downstairs cloakroom.

Upstairs are four well proportioned bedrooms, ideal for families, guests or those needing space to work from home. The main bedroom is particularly spacious, while the remaining bedrooms are all a good size. A family bathroom and separate shower room/WC add to the practicality of the layout.

Outside, the south facing rear garden is a real highlight, offering a sunny and private space to enjoy throughout the day, whether gardening, dining outside or simply relaxing. To the front, a driveway provides parking for multiple cars and leads to the double garage, giving excellent storage or further parking options.

Kingskerswell remains a popular place to live, known for its friendly community feel, village amenities and convenient access to Newton Abbot, Torquay and surrounding areas.

This is a wonderful opportunity to purchase a much cherished home in a peaceful and desirable location.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ12 5ED

Huxley Vale is in Kingskerswell, sitting in a position between Torquay and Newton Abbot, so benefits from easy access to both towns.

Torquay is roughly 4-5 miles away (around 10-15 minutes by car), giving access to beaches, harbourside attractions, supermarkets, and a wider retail and leisure offer. Newton Abbot is slightly closer at around 3-4 miles (about 8-12 minutes by car), and is the main hub for larger supermarkets, retail parks, and the nearest mainline railway station.

In terms of schooling, there are several primary options nearby, including Kingskerswell Church of England Primary School within walking distance, along with a wider selection of primary and secondary schools in both Torquay and Newton Abbot.

Public transport is fairly strong for a village location. Local bus routes run regularly along the A380 corridor connecting Kingskerswell with Torquay, Newton Abbot, and surrounding villages, making it workable for commuting without a car. Bus stops are typically within a short walk depending on the exact street.

For rail travel, Newton Abbot station is the closest major link, offering direct services towards Exeter, Plymouth, Bristol, and London Paddington. Road connections are also strong, with quick access to the A380 South Devon Highway, linking efficiently to the M5 for longer-distance travel.



COMPLETE - Thoroughly Good Property Agents

79 Queen Street, Newton Abbot, TQ12 2AU

t: 01626 362 246

e: newton@completeproperty.co.uk

Our note: For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

SIGNATURE HOMES

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