



Jade House



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Kingskerswell, Newton Abbot, Devon, TQ12 5EA

Newton Abbot 3.5 miles, Torquay 5 miles, Exeter 19 miles.

A well presented family home in a desirable village with great connections on the outskirts of the English Riviera.

- Impressive detached home
- 2206sqft of accommodation
- Built in 1998, first time to market
- Easy access to local amenities
- Comfortable reception space
- Four double bedrooms
- Off-road parking & garage
- Pleasant garden plot
- Freehold
- Council tax band: E

Guide Price £645,000

SITUATION

Perfectly situated in the heart of the highly sought-after village of Kingskerswell, this property enjoys a prime location between the coastal charm of the English Riviera and the bustling market town of Newton Abbot.

Kingskerswell itself boasts a vibrant community atmosphere and offers an impressive range of local conveniences, including several independent shops, a modern health centre, a well-regarded primary school, a village hall, and a selection of traditional Devon pubs. For those seeking a wider array of leisure and shopping facilities, the larger neighboring towns of Torquay and Newton Abbot are just a short drive away.

The property is exceptionally well-connected for commuters and explorers alike. An intercity railway station at Newton Abbot provides a direct, high-speed route to London Paddington, while the nearby A380 dual carriageway ensures swift and effortless access to the city of Exeter and the M5 motorway network. This location truly offers the best of village life without sacrificing modern connectivity.

DESCRIPTION

Jade House is a delightful detached family home occupying an enviable position with a wonderful outlook across the village towards the surrounding countryside. Built in 1998, it combines spacious accommodation with comfortable bedrooms and a versatile plot, while retaining easy access to the village and local amenities. This pleasant and substantial family home offers a fine balance between an idyllic village lifestyle while enjoying great connections further afield.



ACCOMMODATION

This substantial family home offers a versatile and expansive layout spanning two floors, totalling approximately 2,206sqft of accommodation. On the ground floor, the heart of the home is a generous kitchen and dining room, situated towards the south-facing rear of the property; this social hub is further enhanced by a large conservatory that serves as a bright transition between the interior and the garden. The kitchen features a range of cream wall and base units with integral appliances including a gas hob, dishwasher, eye level oven and fridge. Adjoining the kitchen/dining room is a separate formal sitting room, providing an additional reception space which also benefits from access to the conservatory.

A key part of the ground floor are the two dedicated working spaces that can be utilised for home working or as hobby rooms. In addition to this there is a practical utility room, a downstairs cloakroom, and significant storage options. An integral garage provides secure parking and additional storage with internal access.

The first-floor accommodation is equally well-proportioned, centred around a landing that leads to four double bedrooms. The principal bedroom is particularly impressive in size, extending over 22 feet in length and featuring built-in wardrobes. A second substantial bedroom also benefits from integrated storage, while the two remaining bedrooms offer flexible space for family or guests. These rooms are served by both a main family bathroom and a separate modern shower room, providing excellent facilities for a large household. The layout is thoughtfully designed to balance open social areas with quiet, private retreats, making it an ideal environment for modern family living.

OUTSIDE

To the front of the property is ample off-road parking as well as access to the garage, with the parking area being bordered on the southern aspect with a raised bed allowing for decorative parking.

The rear garden combines a delightful patio terrace, suitable for outdoor seating and dining surrounded by formal planting, with a productive plot to the rear optimal for a kitchen garden or vegetable bed. The garden sits to the southern and eastern aspects of the garden creating a wonderful aspect for an outdoor retreat.

SERVICES

Mains electric, gas, water and drainage. Ofcom advises that ultrafast broadband and limited mobile coverage via the major providers is available.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

Exit the A380 at Kingskerswell, and proceed on Old Newton Road for half a mile. At the fork in the road, bear left and proceed onto Church End Road for a quarter of a mile following the road around to the left and continuing past the stone bridge on your left onto Yon Street. Proceed for 100 yards on Yon Street where the property can be found on the left hand side.

What3Words: [///scene.perfectly.dynasties](https://www.what3words.com/scene-perfectly-dynasties)



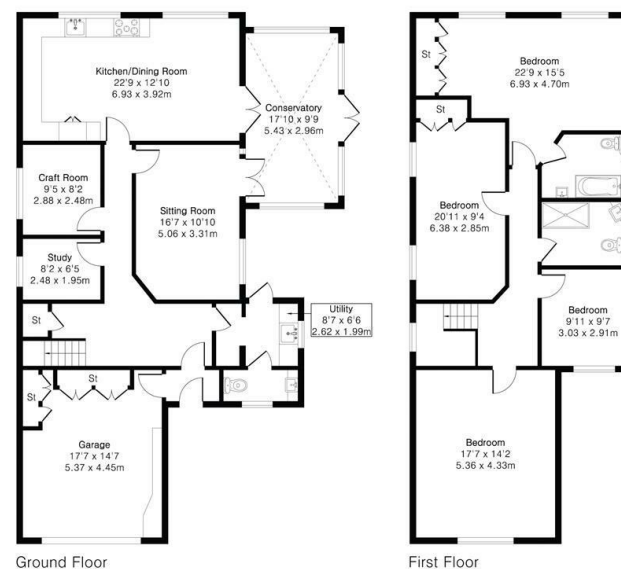
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**Approximate Gross Internal Area 2465 sq ft - 229 sq m
(Including Garage)**

Ground Floor Area 1371 sq ft - 127 sq m

First Floor Area 1094 sq ft - 102 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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