



**Connells**

Boundary Close  
Kingskerswell Newton Abbot

# Boundary Close Kingskerswell Newton Abbot TQ12 5BP

for sale  
£350,000



## Property Description

Situated in a peaceful cul-de-sac, Boundary Close presents an excellent opportunity to acquire a detached two bedroom bungalow in the popular village of Kingskerswell. Offered to the market with no onward chain, the property is ideal for buyers seeking a comfortable home with scope to update and add value.

The accommodation is well laid out and briefly comprises an entrance hall leading through to a bright and spacious lounge/diner, which enjoys pleasant views over the rear garden and direct access via sliding patio doors. The spacious and light kitchen sits adjacent to the main living space which also leads off from the hall with a view onto the back garden.

There are two well-proportioned double bedrooms, both positioned toward the front of the property with fitted wardrobes. Both bedrooms are served by a modern shower room.

Externally, the bungalow benefits from a generous driveway providing off-road parking for multiple vehicles, leading to a single garage with electric door. The front garden is neatly maintained with established planting, while the rear garden, which extends to the sides of the property, offers a private and sunny space with lawn, mature shrubs, and a patio seating area - ideal for relaxing or entertaining.

Kingskerswell is a well-connected village offering local amenities, shops, and transport links, with convenient access to Newton Abbot, Torquay, and the South Devon coast. This property represents a fantastic opportunity for buyers looking for a detached bungalow in a desirable location with excellent potential to modernise.

## Front Of The Property

Driveway parking for multiple vehicles in front of the garage, well kept lawn with mature shrubs and access to the rear garden.

## Entrance Porch

uPVC door into the entrance porch which provides access to the main hallway, rear garden and garage.

## Entrance Hallway

Doors to all principle rooms.

## Lounge

17' 11" x 10' 8" ( 5.46m x 3.25m )

Double glazed window to the side of the property, feature fireplace, two wall mounted radiators and sliding patio doors to the rear garden.

## Kitchen

9' 11" x 9' 8" ( 3.02m x 2.95m )

Double glazed windows to the rear and side of the property, wall and base units, one and a half bowl stainless steel sink/drain, space for oven, plumbing for washing machine, space for undercounter fridge/freezer, wall mounted gas boiler and a wall mounted radiator.

## Bedroom One

13' 10" x 10' 8" ( 4.22m x 3.25m )

Double glazed window to the front of the property, fitted corner wardrobes, fitted unit/dressing table and a wall mounted radiator.

## Bedroom Two

10' 10" x 9' 11" ( 3.30m x 3.02m )

Double glazed window to the front of the property, fitted corner wardrobes a wall mounted radiator.

## Shower Room

Obscure double glazed window to the side of the property, corner shower cubicle, WC, wash hand basin and a wall mounted radiator.

## Rear Of The Property

The generous rear garden is an extremely well kept outside space offering a patio area and a neatly kept lawn which is bordered by mature shrubs and trees providing a high level of privacy, this also extends around the sides of the property. There is also a shed/summerhouse which has a multitude of uses whether for storage or enjoying a drink on a summers evening.

## Garage

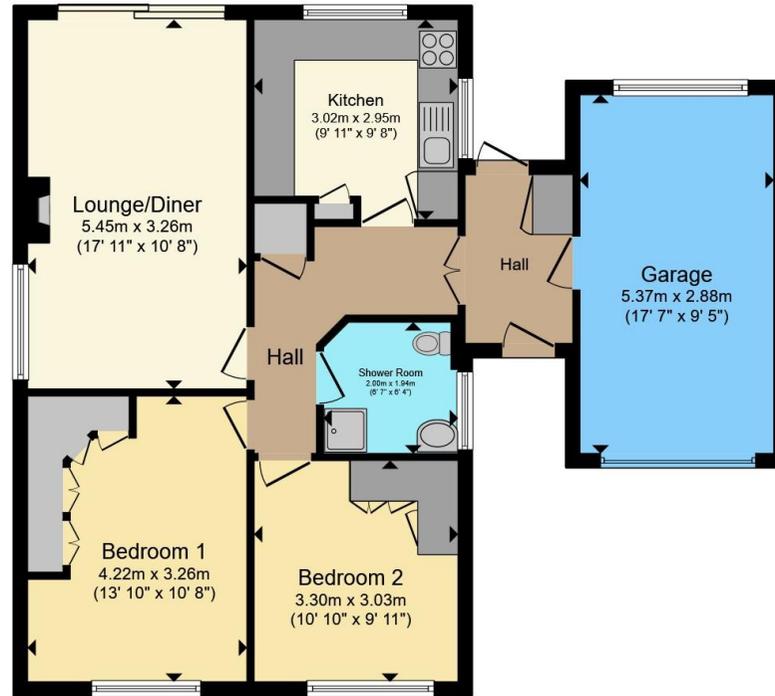
17' 7" x 9' 5" ( 5.36m x 2.87m )

Electric up and over door.









**Floor Plan**

Total floor area 82.2 m<sup>2</sup> (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold



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