

Aggett Street, Kingskerswell

£290,000

Positioned within a tucked away cul de sac on the edge of the sought after village of Kingskerswell, this modern three-bedroom semi-detached home, built in 2024, offers well presented accommodation with the added benefit of parking for three vehicles.

Upon entering through the canopied entrance, a welcoming hall with timber flooring leads to the main living areas, with the benefit of underfloor heating throughout the ground floor. The dual-aspect sitting room is a bright and inviting space, featuring timber flooring and double doors that open directly onto the rear garden. The stylish kitchen/diner also boasts timber flooring, with the kitchen area equipped with inset spotlights and integrated appliances, including an electric hob, oven, fridge freezer, dishwasher and washing machine. The dining area further benefits from double doors leading to the rear garden. A convenient ground floor WC, complete with a vanity unit and timber flooring, completes the lower level.

The first-floor landing, with large UPVC double glazed window, provides access to three bedrooms. The main bedroom includes a fitted wardrobe with sliding doors and benefits from a private en-suite shower room/WC. A modern family bathroom/WC serves the two other bedrooms, complete with a panelled bath with shower over, vanity unit with wash hand basin, and a heated towel rail. The property benefits from gas central heating and double glazing throughout.

Outside, the front of the property features a driveway providing generous off-road parking for three vehicles, with a paved pathway leading to the front door and gated side access. The enclosed rear garden is accessible from both the sitting room and kitchen/diner onto a paved patio area. Steps lead up to a level lawned area, providing a level space, enclosed by a block wall, timber fence, and railings, with an outside tap and lighting.

An internal viewing is highly recommended to fully appreciate the modern comfort, spacious layout, and desirable village setting this home provides.

THE ACCOMMODATION COMPRISES, Canopied entrance with light point and door to:

ENTRANCE HALL - 5.38m x 1.91m (17'8" x 6'3") Maximum measurements. Pendant light point, smoke detector, stairs with handrail to first floor, under stairs storage cupboard, timber flooring, doors to:

SITTING ROOM - 5.38m x 2.59m (17'8" x 8'6") Pendant light points, dual aspect with UPVC double glazed windows to front and double doors opening onto the rear garden, TV connection point, timber flooring.

KITCHEN/DINER - 5.38m x 2.62m (17'8" x 8'7")

KITCHEN AREA Inset spotlights, smoke detector, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer unit units with work surfaces over, inset 1.5 bowl sink with drainer and mixer tap over, inset electric hob with extractor over, integral fridge freezer, integral dishwasher, integral washing machine, built in electric oven, cupboard housing the boiler, timber flooring.

DINING AREA Pendant light point, UPVC double doors opening onto the rear garden, continuation of timber flooring.









GROUND FLOOR WC - 1.83m x 0.89m (6'0" x 2'11") Inset spotlights, extractor fan, vanity unit with inset wash hand basin and tiled splashback, WC, timber flooring.

FIRST FLOOR LANDING Pendant light point, hatch to loft space, smoke detector, UPVC double glazed window to rear aspect, radiator with thermostat control, storage cupboard. Doors to:

BEDROOM ONE - 2.97m x 2.74m to wardrobe (9'9" x 9') Pendant light point, UPVC double glazed window to front aspect, radiator, fitted wardrobe to recess with sliding doors, TV connection point, door to:

ENSUITE SHOWER ROOM/WC - 1.78m x 1.55m (5'10" x 5'1") Maximum measurements. Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising tiled shower enclosure with sliding door, vanity unit with inset wash hand basin and tiled splashback, WC, tiled walls, tiled floor, heated towel rail, shaver socket.

BEDROOM TWO - 3.71m x 2.72m (12'2" x 8'11") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator with the thermostat control.

BEDROOM THREE - 2.74m x 2.57m (9'0" x 8'5") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 1.91m x 1.88m (6'3" x 6'2") Inset Spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over, vanity unit with wash hand basin, WC, tiled floor, heated towel rail, shaver socket.

OUTSIDE

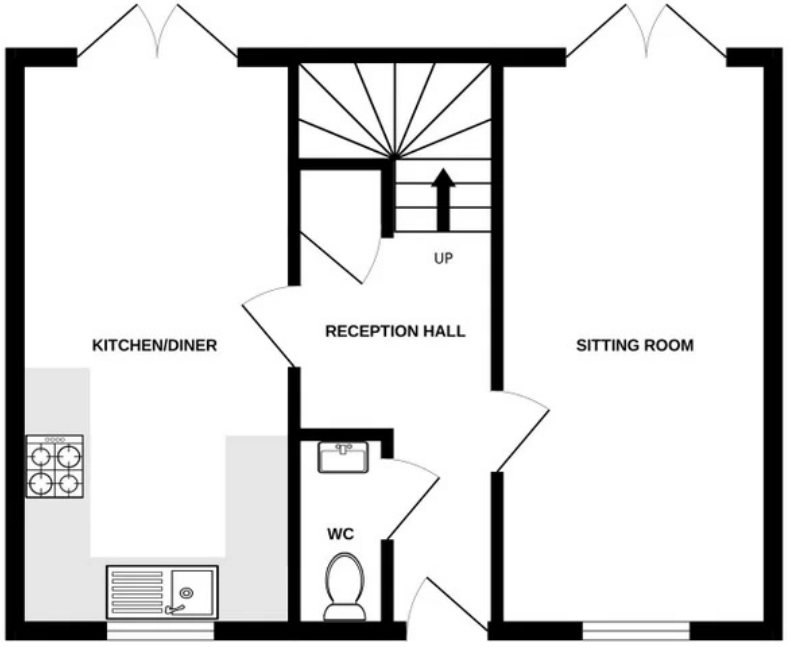
FRONT At the front of the property is a driveway providing off road parking for 3 vehicles. A paved pathway leads to the front door and to the gated side access.

REAR To the Rear of the property is an enclosed garden which is accessed from the sitting room and kitchen/diner onto a paved patio area with outside tap, outside lighting and access to the side timber gate. Steps lead to a level lawned space, enclosed by block wall, timber fence and railings.

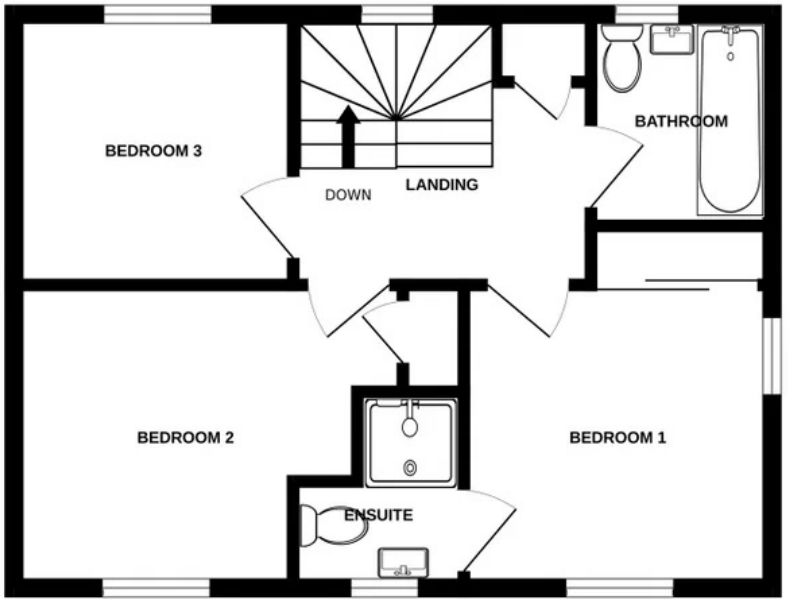
USEFUL INFORMATION

Tenure – Freehold
Age - 2024
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band C
EPC Rating - B/84 potential - A/95
Broadband - 1800
Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 3

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.
Made with Metropix ©2026

CHRISTOPHER SCALES

POWERED BY eXp UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com