



**12 Newton Road,
Kingskerswell TQ12 5AA**

Established

RENDELLS

1816

12 Newton Road, Kingskerswell, TQ12 5AA

Guide Price £325,000

An extremely well presented detached family homes situated in the heart of Kingskerswell. The property offers both spacious and versatile accommodation along with an annex to the rear, carport and ample parking.

Situation:

The property is situated in the heart of this highly regarded village location, offering easy access to local amenities and transport links into both Newton Abbot and Torquay.

Accommodation:

The accommodation is laid out over two floors and offers a spacious entrance hall, a large kitchen/dining, two further reception rooms, two ground floor bedrooms, a family bathroom, four further bedrooms/study on the first floor along with a separate shower room.

The spacious living room and adjoining snug benefit from the natural light and surrounding views along with a feature open fireplace. The large kitchen offer a fully fitted kitchen with space for a dining table and chairs and a door to the side garden. The two ground floor bedrooms are of good size and are double bedrooms. The first floor landing leads to the four remaining bedrooms one of which would make a nice study and there is also separate shower room and WC.

Outside:

To the front of the property there is a driveway leading up to a large parking area providing ample parking. There is also a useful carport and an adjoining annex. To the front and side of the house there is an area of lawned garden along with flower beds, a timber garden shed and steps leading down to a gated pedestrian entrance.

Annex:

The annex offers a useful reception room with fitted units. There is also an addition store room along with a separate shower room.





Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

Services: The property is supplied by mains electricity, mains water & drainage and gas central heating.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

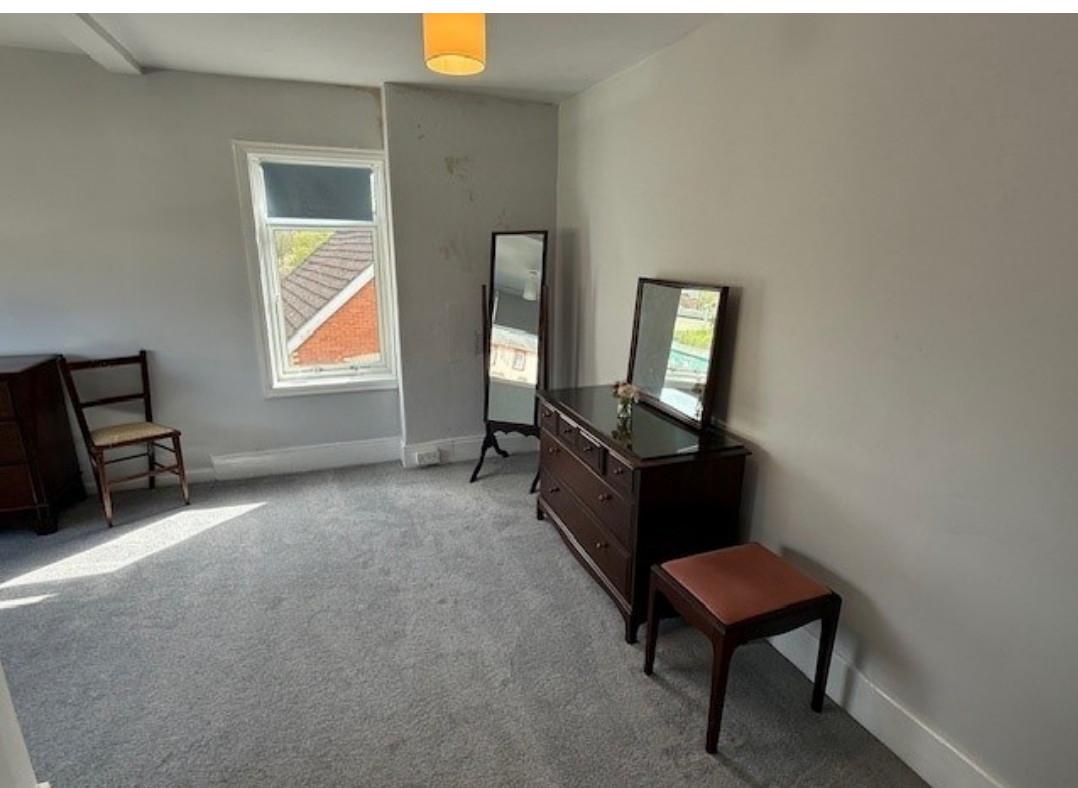
Council tax band: E

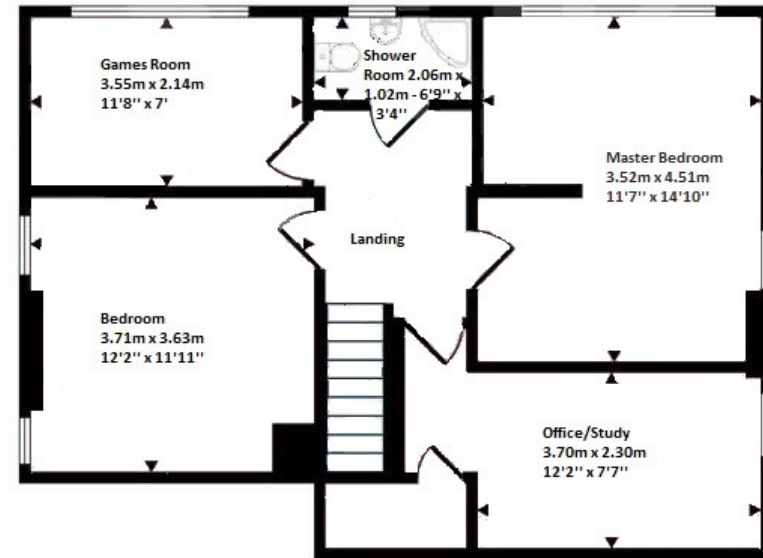
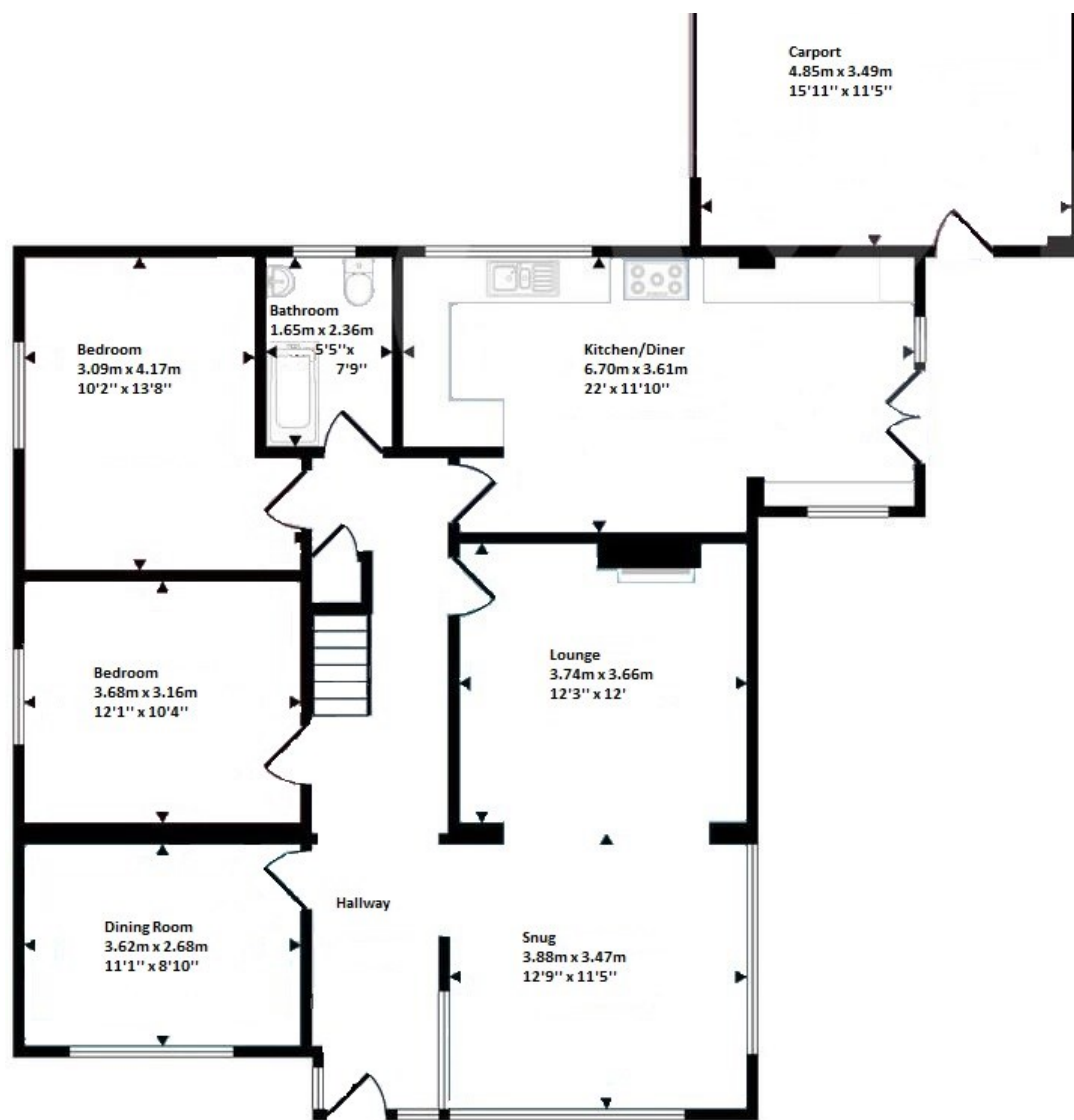
Energy Performance Certificate: C

Tenure: The property is freehold with vacant possession.

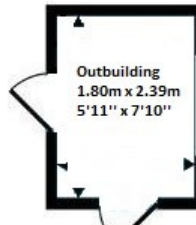
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







First Floor
Approx 62 sq m / 668 sq ft



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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