



Kingskerswell

3x 2x

ENERGY
RATING
C73

- Video Walk-through Available
- 3 Double Bedrooms (x1 En Suite Shower Room)
- Ground Floor WC
- Lounge/Diner
- Kitchen

- Study
- Garage And Workshop/Utility
- Bathroom
- Side And Rear Gardens
- Driveway

Asking Price:
£365,000
FREEHOLD

2 Coffinswell Lane, Kingskerswell, Newton Abbot, TQ12 5HN



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A deceptively large well-presented semi-detached house offering spacious and versatile living, ideally situated within close proximity to Kingskerswell primary school. Kingskerswell is much improved by the completion of the South Devon link road, the village offers a wide selection of amenities including: a supermarket, medical centre, primary school, restaurants and public house, parade of shops and a church. This property is located in an area offering good access to Torquay, Newton Abbot and beyond. A timetabled bus operates to both Newton Abbot and Torquay, the mainline railway station is around 10 minutes away by car and you can normally reach Exeter city centre or airport in approximately 45 minutes.

The Accommodation:

This thoughtfully extended family home offers a superb balance of space and versatility. Upon entry, an enclosed porch leads to a guest WC and an inviting hallway with storage cupboard and doors to the garage and lounge/diner. The generous lounge/diner provides an excellent area for relaxation and entertaining, benefiting from ample natural light with two windows to the side and patio doors overlooking the rear garden. The well-appointed kitchen is both functional and stylish, with matching wall, base and drawer units, roll edged work surfaces over, inset stainless steel sink with matching drainer, window to the rear aspect, wall mounted boiler controlling the central heating system, space for upright fridge/freezer, inset oven and grill, inset four-ring hobs and obscure double-glazed door providing access to the rear garden. Staying on the ground floor there is internal access to the garage which has light and power. Door to the versatile workshop/utility area, providing additional practical space.

The first floor comprises, main bedroom with built in wardrobe, window to the rear aspect and door to en-suite shower room which has a low level close coupled WC, pedestal hand wash basin and shower, there is also a hatch to a storage space. Family bathroom has three-piece matching suite comprising low level close coupled WC with push button flush, pedestal hand wash basin with electric shower over whirlpool bath. Further double bedroom, with windows to the side and front aspects benefiting from views of Dartmoor and built in wardrobes. On this level there is also study with window to the

front.

The property accommodation has been extended into the loft to create a stunning bedroom with elevated views of the village and countryside views towards Dartmoor, there is also eave storage space.

Parking:

The property includes a single garage and a driveway, offering ample parking solutions.

Gardens:

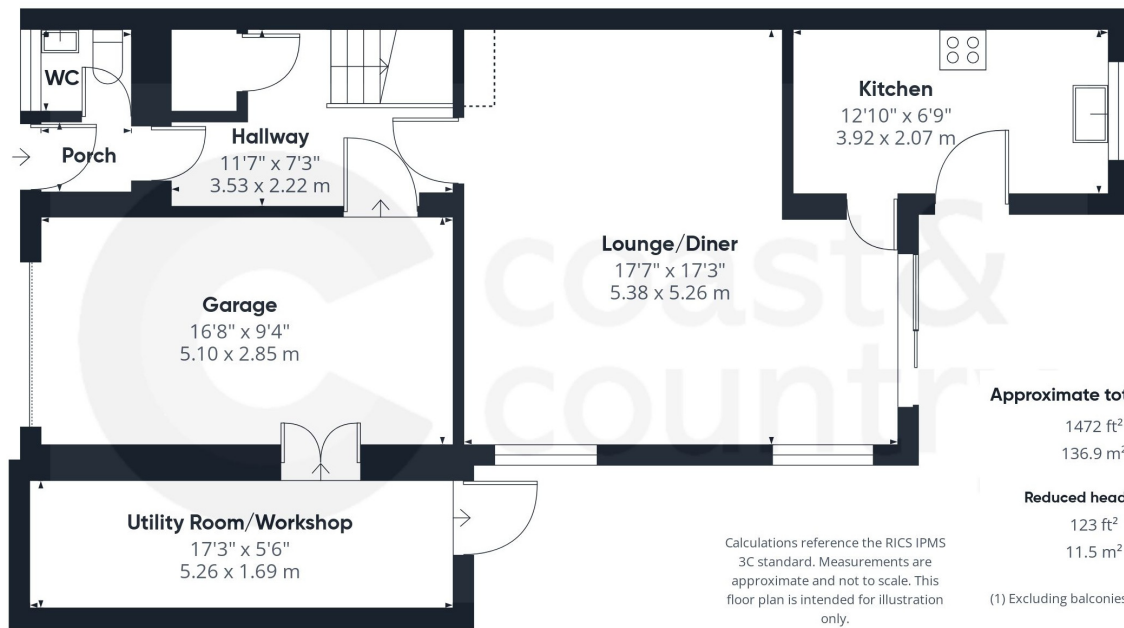
Resin Driveway to the front providing off road parking for one vehicle, lawn to the side (potential for further parking), timber gate providing access to the gardens, panelled fencing and plant beds. Attractive wrap around side and rear gardens, outside taps, patio seating area ideal for alfresco dining, enclosed lawn to the rear with plant beds.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 Torquay Road for Kingskerswell. Follow the road for approximately 2 miles. Turn left at the The Sloop into Coffinswell Lane. Follow the road up the hill, past the school on the right, just before the road bends around to the left, the property can be found on the right-hand side.



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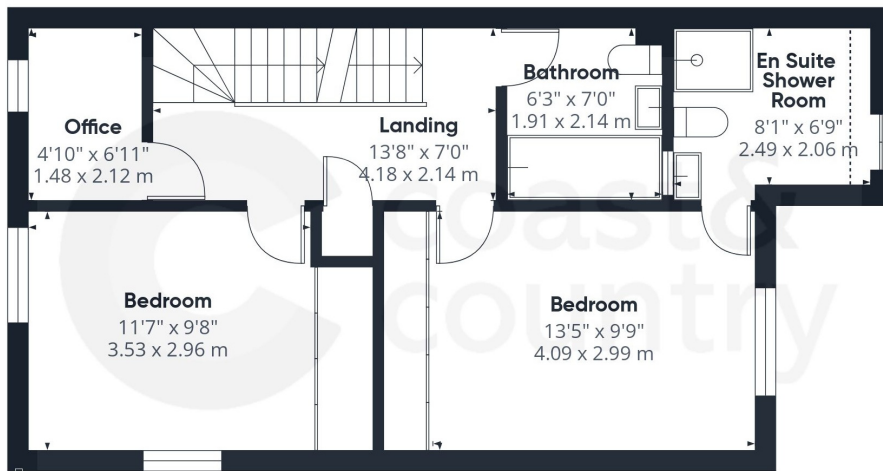


Ground Floor

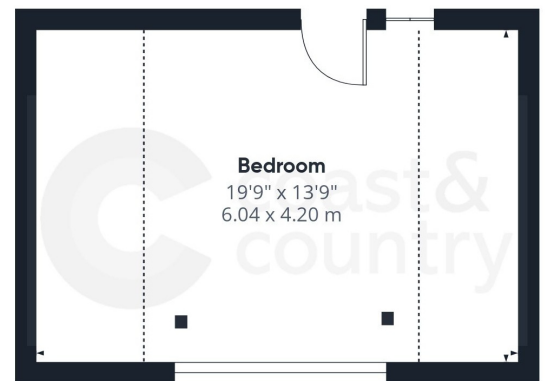
GIRAFFE360

Reduced headroom

..... Below 5 ft/1.5 m



Floor 1



Floor 2

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.