



Kingskerswell

2x 1x

ENERGY RATING F34

- Virtual Tour Available
- Semi-Detached House
- Entrance Hall
- Well Presented
- 2 Double Bedrooms
- Bathroom
- Well-Appointed Kitchen
- Open Plan Lounge/Diner
- Utility
- Side, Rear Gardens & Allocated Parking-Space

Guide Price:
£240,000 - £250,000
 FREEHOLD

14 Westhill Terrace, Kingskerswell, Newton Abbot, TQ12 5EJ

A well-presented two-bedroom semi-detached home, ideally situated in the popular village of Kingskerswell. 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 45 minutes.

Accommodation:

Step inside to an inviting entrance hall that leads to the heart of the home: a bright and airy 'L' shaped open-plan lounge/diner. This versatile space provides ample room for both relaxation and entertaining. Adjacent to this, the well-appointed kitchen features underfloor heating, matching wall, base and drawer units with square edged work surfaces over, four ring electric induction hob with extractor hood, window to the rear, large inset porcelain sink with drainer, inset electric oven, vinyl tile effect flooring and space for upright fridge/freezer. Door to rear garden and door to a convenient utility room which further enhances the ground floor's functionality offering space and plumbing for washing machine and work surface over.

Upstairs, you will find two generously sized double bedrooms, the main bedroom has radiator, two windows to the front benefiting from countryside views, bedroom two has radiator, built in wardrobe and window to the rear. The property is completed by a well-appointed

bathroom comprising low level closed coupled WC with push button flush, pedestal hand wash basin and panelled bath with mains fed shower over.

Outside:

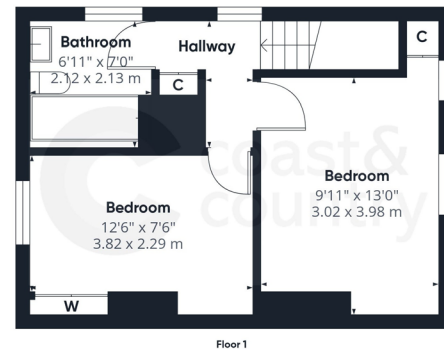
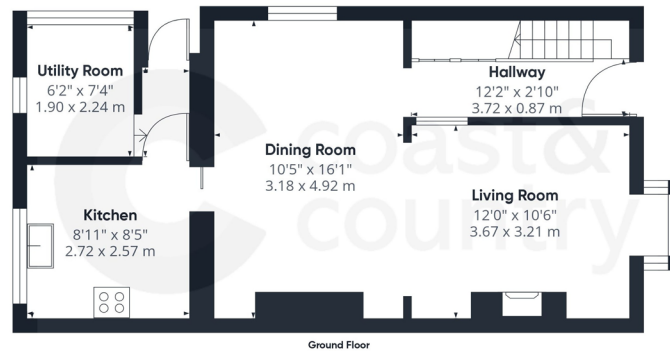
The property benefits from well-maintained gardens to both the side and rear, offering pleasant outdoor areas for enjoyment and relaxation. These spaces provide a charming setting for outdoor dining or simply unwinding.

Parking:

An allocated parking space provides convenient off-road parking.

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. The property can be found immediately on the left hand side.



Approximate total area
810 ft²
75.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council tax: B

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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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