



17 Vale Road, Kingskerswell

£485,000 Freehold

Detached Bungalow • Virtual Walk-Through Available • Enclosed Entrance Porch • Utility/Cloakroom • Large Kitchen/Diner • Sitting Room • Three Double Bedrooms – En-suite Shower Room • Ample Parking For Several Vehicles and Detached Garage • Wrap Around Gardens • The property has approved planning for a proposed two storey detached dwelling and alterations to existing property – 24/00417/FUL





An exceptional and deceptively spacious three double-bedroom detached bungalow, situated in the highly sought-after village of Kingskerswell. This well positioned home blends village living with unparalleled convenience, boasting spectacular, far-reaching views extending across the rolling South Devon countryside toward the dramatic peaks of Dartmoor.

Accommodation

The home welcomes you through an entrance porch with tiled flooring and door to the utility/cloakroom configured with plumbing for a washing machine and tumble dryer, a low-level WC, and a vanity washbasin. Door takes you through to the expansive kitchen-diner which serves as a bright, social hub, featuring laminate wood-effect flooring, matching wall and base units, square-edge work surfaces with extended worktop providing breakfast bar, space and plumbing for dishwasher, double glazed door to garden, inset sink with matching drainer and dedicated space for an American-style fridge-freezer. The dining room features wood burner, smooth finished ceiling and double doors opening onto the decking make this space perfect for entertaining. A door leads through to a spacious sitting room, which centres around its own fitted wood burner and features large windows showcasing the premium countryside views.

The sleeping quarters consist of three generously sized double bedrooms. The double-aspect principal bedroom features coving, a ceiling rose, and direct access to the garden via double-glazed doors. This bedroom enjoys a well-appointed en-suite shower room, fully tiled with a wall-hung basin, a mirror-fronted medicine cabinet, and a curved glass sliding-door shower cubicle. The second double bedroom sits to the front of the property, taking full advantage of the elevated scenery and the third double bedroom offers, radiator, window to the side a space for wardrobes. Serving the home is a premium five-piece family bathroom comprising a low-level WC, bidet, panel bath with shower attachment, a wall-hung washbasin, and a large walk-in shower with glass sliding doors.

Outside Space

The property offers generous wraparound gardens that are predominantly laid to lawn, offering an incredibly high level of privacy and seclusion. Fully enclosed by panel fencing, mature bushes, and trees that form a natural front boundary, the outdoor space is designed for entertaining and relaxation. It features two raised decked seating areas alongside a separate raised patio. Excellent practical additions include a dedicated wood store, under-house storage, an outside power point, outside lights and two external water taps.

Parking & Garage

Ample off-road parking is provided by a substantial paved driveway that accommodates up to six vehicles and detached garage equipped with an up-and-over door, external lighting, and highly useful additional storage space situated directly below the garage structure.

Agent's Notes

Council Tax: Currently Band D

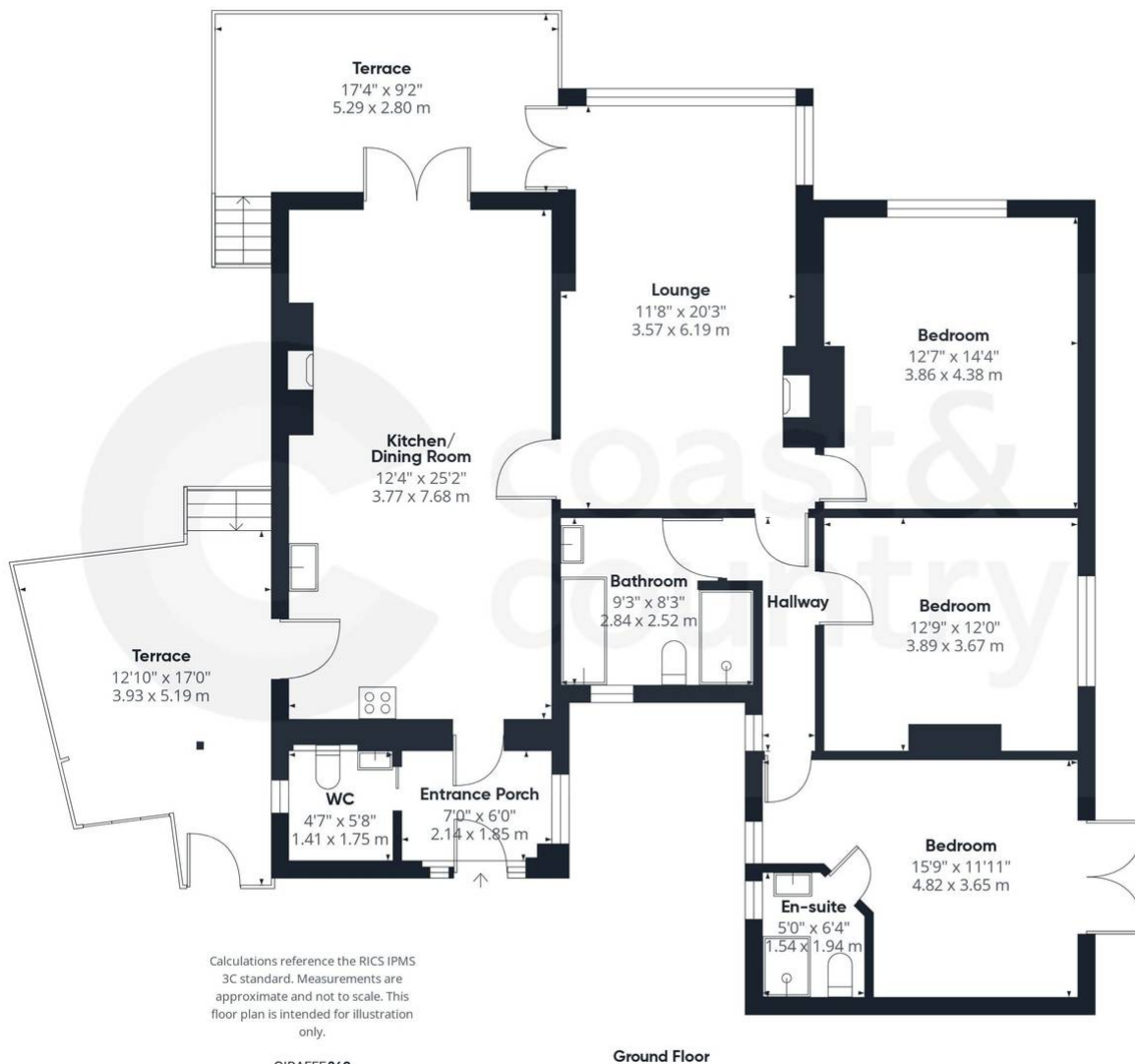
Tenure: Freehold

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

The property has approved planning for a proposed two storey detached dwelling and alterations to existing property - planning application number is 24/00417/FUL. Agent has access to proposed drawings on viewing.

This property is situated on an unadopted road and there may be a liability for contributions towards maintenance.

EPC Energy Efficiency Rating: E54



Approximate total area

1421 ft²
132.1 m²

Balconies and terraces

351 ft²
32.6 m²

(1) Excluding balconies and terraces



Ground Floor Building 2

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.