



Coles Lane, Kingskerswell

£245,000



**WILLIAMS HEDGE**  
estate agents



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74 COLES LANE, KINGSKERSWELL, DEVON TQ12 5BQ

Semi-Detached Bungalow | Refurbished and Remodelled Accommodation

Open views from the front | Ample driveway parking plus parking bay | Single Detached Garage

Sitting Room with log burner | Hallway | Kitchen/Breakfast Room | Two Bedrooms | Bathroom

Gas Central Heating | Double Glazing | Front and Rear Gardens

Viewing Recommended.

A superbly presented semi-detached bungalow with ample driveway parking and an open outlook from the front. The property has been re-furbished and remodelled by the current owners to provide contemporary accommodation all on one level. The property is approached from the road via a tarmac driveway with parking bay to one side for two vehicles and a single detached garage at the rear. Once inside the accommodation comprises a light, bright sitting room with log burner and large window to front aspect to enjoy the open outlook, a modern kitchen/breakfast room, two bedrooms, bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and gas central heating. To the rear is an enclosed garden partly to patio and lawn with large timber shed and access to the single detached garage. An internal inspection is highly recommended in order to appreciate the superb accommodation on offer.

Kingskerswell offers a range of day to day amenities including, co-op store health centre and pharmacy, petrol station, hair salons and public houses. Kingskerswell offers superb transport links to Torbay and the nearby Willows retail park. Kingskerswell also offers excellent access to the A38 South Devon highway linking to A380 to M5 and beyond.

### The Accommodation Comprises

Composite door with obscure glazed insert to

**LOUNGE 15' 04" x 14' 11" (4.67m x 4.55m)** With light points, large UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, fireplace with inset log burner, high-level TV point for wall mounted TV, telephone point, door to



**HALLWAY** Light point, doors to

**KITCHEN 9' 01" x 9' 01" (2.77m x 2.77m)** Light points, UPVC double glazed window to rear, UPVC double glazed door leading to the rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with worksurfaces over, inset single sink and drainer with mixer tap over, inset five ring gas hob with extractor over, built-in eye level microwave with electric oven below, integral fridge and freezer, integral washing machine, integral dishwasher.



**BEDROOM ONE 13' 0" x 10' 01" (3.96m x 3.07m)** Light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control.



**BEDROOM TWO 9' 0" x 9' 01" (2.74m x 2.77m)**

Pendant light point, UPVC double glazed window to rear, radiator with thermostat control.

**BATHROOM/WC 6' 01" x 5' 0" (1.85m x 1.52m)**

Pendant light point, hatch to roof space, UPVC obscure glazed window. Comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.

**OUTSIDE**

**FRONT** To the front of the property is a driveway providing ample off-road parking and a parking bay to one side. The front garden is laid to lawn, enclosed by timber fence to one boundary with pathway leading to the front door.



**REAR** The rear garden is accessed from the kitchen onto a patio area with the remainder of the garden partly laid to patio and lawn and enclosed by timber fence, large timber shed and detached SINGLE GARAGE. Outside lighting. Outside power sockets. Outside tap.



Age: 1960's (unverified)	Postcode: TQ12 5BQ
Current Council Tax Band: C	Stamp Duty:* £2,400 at asking price
EPC Rating: D	
Electric meter position: Outside, side wall	Gas meter position: Kitchen
Boiler positioned: Combi - kitchen	Water: Meter
Loft: Insulated, ladder and light point	Rear Garden Facing: East

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This floor plan is not to scale and should only be used as a guide

## Ground Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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