



Priory Avenue, Kingskerswell

£425,000



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A Deceptively Spacious Family Home | Sought-after Village Location

Driveway and Triple Garage | Entrance Porch | Reception Hall

Spacious Sitting Room with Bay Window | L-shaped Kitchen/Diner | Utility

Ground Floor WC | First Floor Landing | Four Double Bedrooms | Master En-suite

Family Bathroom/WC | Gas Central Heating | Double Glazing | Gardens to Front Side and Rear

Views over surrounding countryside towards Dartmoor | Viewing recommended

A deceptively spacious family home in the sought-after village of Kingskerswell with two driveways and a triple garage. Approached from the road a concrete driveway provides off-road parking for two vehicles at the front and leads to the front door. An entrance porch then opens into the spacious reception hall with the ground floor accommodation comprising, a sitting room to the front aspect with bay window, spacious L-shaped kitchen/diner to the rear with double breakfast bar and doors opening onto the rear garden, utility room, and ground floor WC. On the first-floor the landing leads to four double bedrooms, the master with bay window to front aspect with far reaching views towards Dartmoor plus an en-suite and there is also family bathroom/WC. The property is further complimented throughout with uPVC double glazed windows and doors and an internal inspection is highly recommended in order to appreciate the deceptively spacious accommodation on offer.

A particular feature of the accommodation is the large triple garage to the rear which is accessed from Newton Road via a large timber gate onto a driveway which provides ample off-road parking and there is a useful lean-to at the side of the garage for additional storage facilities. The gardens extend to the rear, side and front and offer a good degree of seclusion as well as open countryside views.

The village of Kingskerswell lies between Torquay and Newton Abbot and offers a range of local amenities including Coop/General store, Health Centre & Pharmacy, Hair Salons, public houses. Kingskerswell is also on a main bus route and offers superb transport links for Torbay and A380 for Exeter, M5 & beyond.

uPVC door with obscure glazing to

ENTRANCE PORCH 6' 8" x 2' 10" (2.03m x 0.86m) Inset spotlights, uPVC double glazed windows to front and side, obscure glazed door to

RECEPTION HALL 17' 9" x 4' 1" (5.41m x 1.24m) Directional spotlights, smoke detector, stairs with handrail to first floor, radiator, storage cupboard with light point, doors to

SITTING ROOM 17' 9" into bay x 14' 9" (5.41m x 4.5m) Ceiling light point, wall light points, uPVC double glazed bay window to front aspect with views towards Dartmoor and Haytor Rock, two radiators with thermostat control, two TV connection points, ethernet connection point, multiple sockets with USB ports



KITCHEN/DINER 23' 2" x 13' 4" (7.06m x 4.06m) L-shaped room

KITCHEN 17' 2" x 13' 4" (5.23m x 4.06m) Inset spotlights, uPVC double glazed window to rear, radiator with thermostat control. Fitted Kitchen comprising a comprehensive range of base units and drawers with roll edged work surface is over, inset 1 1/2 bowl sink and drainer with mixer tap over, matching eyelevel cabinets, space for gas cooker, recess for upright fridge and freezer, wall mounted combination boiler, mains connected carbon monoxide detector, space and plumbing for dishwasher, double breakfast bar. uPVC obscure glazed door to utility.



DINING ROOM Light point, radiator with thermostat control, uPVC double doors opening onto the rear garden.

UTILITY ROOM 10' x 5' 6" (3.05m x 1.68m) Wall light point, space and plumbing for washing machine, tumble

dryer over and space for upright appliance uPVC double glazed windows to rear and side, double door opening onto the rear garden and with open outlook across surrounding countryside

GROUND FLOOR W.C 6' 9" x 3' 6" (2.06m x 1.07m)
Light point, extractor fan, wall mounted consumer unit. Comprising close coupled WC, vanity unit with inset wash hand basin with mixer tap over, radiator with thermostat control

FIRST FLOOR LANDING 9' 10" x 7' 6" (3m x 2.29m)
Pendant light points, hatch access to roof space, smoke detector, doors to

BEDROOM ONE 14' 3" x 13' 2" (4.34m x 4.01m) Light point with ceiling fan, uPVC double glazed bay window to front aspect with far reaching views across Kingskerswell towards Dartmoor and Haytor rock, radiator thermostat control door to



ENSUITE 8' 11" x 3' 10" (2.72m x 1.17m) Light point, extractor fan, uPVC obscure glazed window. Comprising walk-in shower cubicle with electric shower, vanity unit with inset wash hand basin, close coupled WC, heated towel rail

BEDROOM TWO 13' 2" x 8' 10" (4.01m x 2.69m) Light point with ceiling fan, uPVC double glazed window to rear aspect, radiator with thermostat control.



BEDROOM THREE 11' 7" x 9' 9" (3.53m x 2.97m)
Directional spotlights, uPVC double glazed window to rear aspect, radiator with thermostat control

BEDROOM FOUR 9' 11" x 9' 9" (3.02m x 2.97m)
Directional spotlights, uPVC double glazed window to front aspect with far-reaching views across Kingskerswell towards Dartmoor and Haytor rock, radiator with thermostat control

BATHROOM/WC 9' 8" x 5' 8" (2.95m x 1.73m) Light point, extractor fan, UPVC obscure glazed window. Comprising panel bath with mixer tap over, shower cubicle, pedestal wash hand basin, heated towel rail, tiled walls, extractor fan



OUTSIDE

FRONT To the front of the property is a lawned garden enclosed by flowerbed/shrub border and enclosed by timber fence leading down to the side of the property and to the rear. Outside tap and power socket.

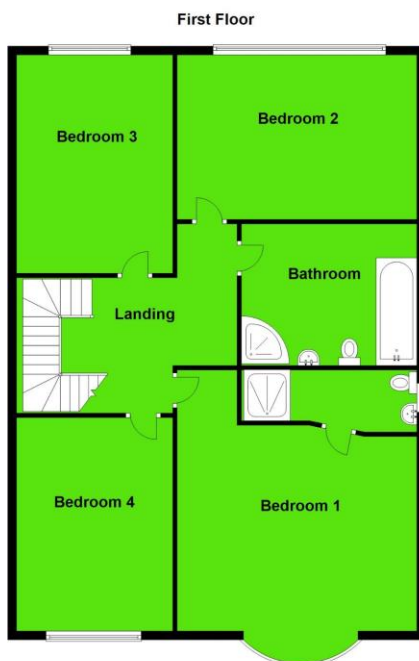
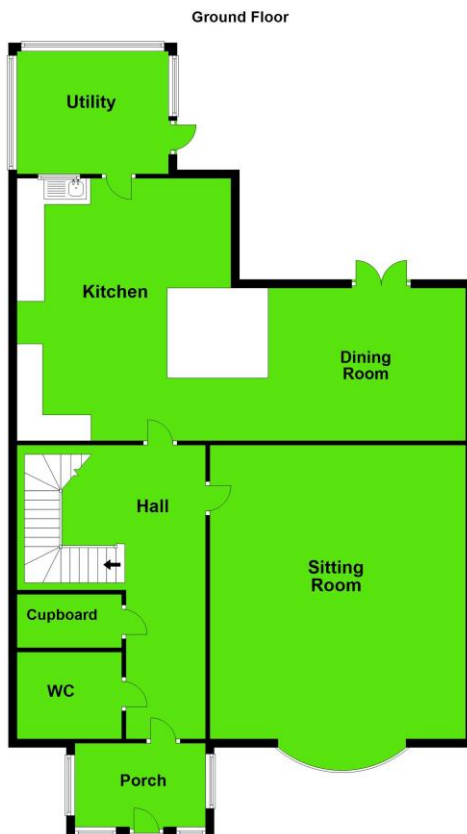
REAR The rear garden is accessed from the dining room or utility onto a good sized area ideal for children to play and secure by timber fence, raised timber deck with open outlook across Kingskerswell and surrounding countryside including views to Dartmoor. With outside light, outside tap and power socket.

PARKING A driveway at the front of the property provides off-road parking for two vehicles. At the rear, a large timber gate opens onto a concrete driveway provides off-road parking for several vehicles and leads to a detached triple garage.

TRIPLE GARAGE 28' 4" x 18' 7" (8.64m x 5.66m)
Double up and over door and single up and over door, light point and power points, door to side



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



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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