



Kingskerswell

- Virtual Tour/Online Viewings Available
- Mature Detached Bungalow
- 2 Double Bedrooms
- Living Room
- Modern Kitchen & Shower Room
- Double Glazing & Gas Central Heating
- Immaculate Interior
- Enclosed Corner Plot

Guide Price:

£325,000

Freehold

EPC RATING: D65

10 Park Road, Kingskerswell, TQ12 5BG - Draft

A smartly-presented mature detached bungalow situated in a sought-after address within the desirable village of Kingskerswell. Occupying a corner plot, the property offers delightful and easy to maintain gardens which are privately enclosed. A smart resin driveway provides off road parking and there is also an extended single garage with remote roller door.

The village of Kingskerswell is situated partway between Newton Abbot and Torquay and offers an excellent range of shops, pubs/restaurants, primary school and health centre.

Accommodation:

The immaculate accommodation benefits from a gas central heating system and replacement PVCu double glazed windows and external doors. An internal vestibule has the original stained glass inner door, opening to an L-Shaped reception hall which provides access to all rooms. The living room overlooks the front and there is a smart modern kitchen with a selection of sleek, high-gloss cabinets and an integrated oven, hob and hood. There are 2 double bedrooms, one of which is currently being used as a separate dining room. Completing the accommodation is an up-to-the-minute shower room with large shower cabinet, WC, basin and co-ordinating tiling.

Parking:

Driveway and extended detached dingle garage with rear door and electric roller door.

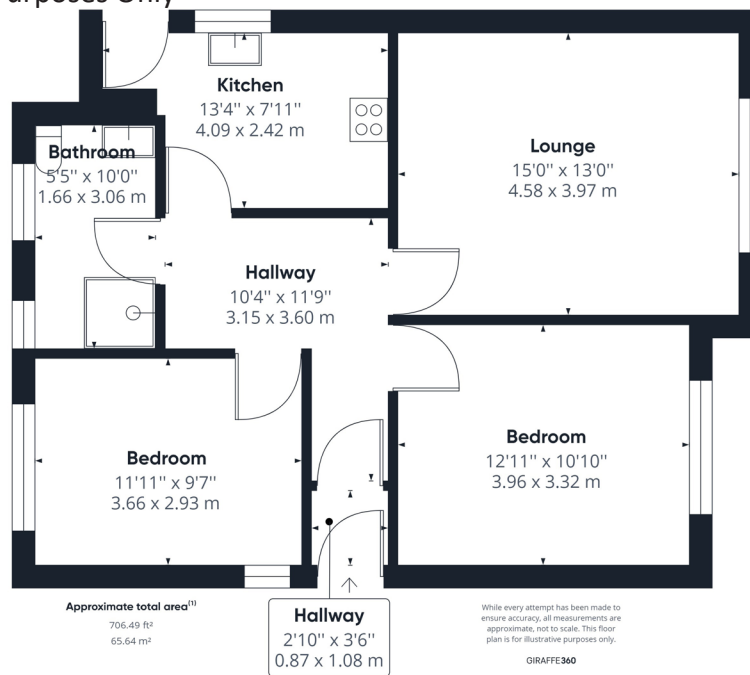
Gardens:

Privately enclosed and easy to maintain gardens to both the front and rear.

Agents Notes:

Council Tax: Currently Band C

Floor Plans - For Illustrative Purposes Only



Directions

From the Penn Inn roundabout at Newton Abbot take the A380 South Devon Highway Torquay bound. Take the Kingskerswell exit and follow the road towards Kingskerswell. Turn right into Coles Lane (sign posted for the Park Inn). Turn left into Woodland Avenue and then right into Park Road.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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 ± 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.