



Midway, Kingskerswell

£295,000



WILLIAMS HEDGE
ESTATE AGENTS



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3 MIDWAY, KINGSKERSWELL, TQ12 5BS
Semi-Detached Bungalow | Cul-de-sac Position | Corner Plot Gardens
Driveway Parking | Double Garage | Potential to extend/convert loft subject to consents
Entrance Hall | Kitchen | Sitting Room | Inner Hallway | Two Double Bedrooms
Wet Room | Gas Central Heating | Double Glazing

In a tucked away cul-de-sac position in the sought-after village of Kingskerswell the property occupies a corner plot with ample driveway parking, double garage and large rear garden. Approached from the road double gates open onto a block paved driveway which provides off-road parking for several vehicles and leads to the double garage. Once inside the entrance hall, with storage cupboard, leads to the kitchen and sitting room, from the sitting room there is access to an inner hallway with further storage cupboards and access to two double bedrooms and wet room/WC. Bedroom two has double doors opening onto a raised timber deck to the rear. Outside is a well tended gardens to the front and a large garden to the rear. Property has gas central heating and double glazing and would benefit from some modernisation. The property also offers superb potential to extend/convert the loft subject to any necessary consents. An internal inspection is highly recommended to appreciate the potential on offer.

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.

The Accommodation Comprises

HALL 5' 10" x 4' (1.78m x 1.22m)

KITCHEN 10' 0" x 9' 10" max (3.05m x 3m)

Textured ceiling with strip light, wall mounted electric heater, uPVC double glazed window to side. Fitted kitchen comprising a range of base and drawer units with polished worksurfaces over, inset single sink and drainer with mixer tap over, eye level cabinets, space for electric cooker, space for under worktop fridge and freezer, space and plumbing for washing machine, storage cupboard, uPVC obscure glazed door leading to the rear garden side garden.



SITTING ROOM 17' 6" x 10' 5" (5.33m x 3.18m)
Coved and textured ceiling with light points, uPVC double glazed window to front aspect, radiator with thermostatic control, fireplace with gas fire, telephone point, door to



INNER HALLWAY 5' 4" x 3' 4" (1.63m x 1.02m)
Textured ceiling with pendant light point, hatch to roof space, airing cupboard housing the factory lagged hot water cylinder with slatted shelving over. Large walk-in storage cupboard with light point, doors two

BEDROOM 1 13' 8" x 10' 5" (4.17m x 3.18m)

Textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes to one wall



BEDROOM 2 10' 6" x 10' 0" (3.2m x 3.05m)
Textured ceiling with light point, uPVC double doors opening onto the rear garden, radiator with thermostat control.



WET ROOM/WC 7' 9" max x 5' 1" (2.36m x 1.55m)
Textured ceiling light point, extractor fan, UPVC obscure glazed window. Comprising shower area with electric Myra shower, vanity unit with inset wash and basin, close couple WC, tiled walls, radiator with thermostat control



OUTSIDE To the front of the property is a garden with shrub border and enclosed by low-level brick wall and fence with paved area and tiled steps leading to the front door.

PARKING Double gates open onto a block paved driveway provides off-road parking for several vehicles and leads to a detached double garage.

DOUBLE GARAGE 19' 6" x 16' 4" (5.94m x 4.98m)
Electric roller door, strip light, uPVC double glazed window to rear uPVC door to side power points

REAR The rear garden is mainly level and of a good sized laid to lawn and enclosed by shrub and hedgerow border with central pathway. There is a raised timber deck which is accessed from bedroom two with sloping pathway with ramped access to the garden. To one corner is a further patio summer house and greenhouse. Outside tap.



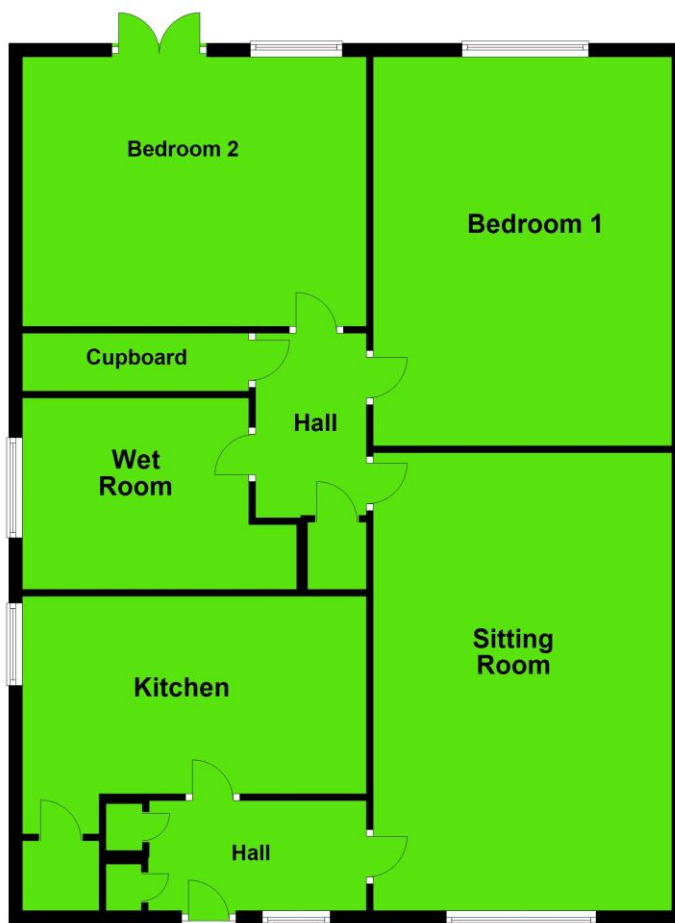
Age: 1960's (unverified)	Postcode: TQ12 5BS
Current Council Tax Band: C	Stamp Duty:* £4,750 at asking price
EPC Rating: E	Gas meter position:
Electric meter position: Hall Cupboard	Water: Meter
Boiler positioned: Hall cupboard - conventional	
Loft:	Rear Garden Facing:

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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