



A fabulous, sympathetically modernised, 1930's semi-detached family home, with three bedrooms, a garden room extension, ample parking, and a large rear garden with a pleasant outlook, in the popular village of Kingskerswell, with easy access to the A380 to Torbay, Newton Abbot, Exeter and the M5

54 Torquay Road | Kingskerswell | Newton Abbot | TQ12 5EZ





PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

1,234 sq ft



LOCATION  
Village



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 (D)



COUNCIL TAX BAND

D



### in a nutshell...

- Three Bedroom Semi Detached Family Home
- Easy access to the A380 and the M5
- Open Plan Kitchen/Dining Room & Separate Utility
- Large Garden with a Pleasant Outlook
- Garden Room Extension
- Plenty of Characterful Features Throughout
- Ample Off Road Parking
- Close to Local Shops, Schools & Amenities





## the details...

A fabulous, sympathetically modernised, 1930's semi-detached family home, with three bedrooms, a garden room extension, ample parking, and a large rear garden with a pleasant outlook, in the popular village of Kingskerswell, with easy access to the A380 to Torbay, Newton Abbot, Exeter and the M5.

Inside, it is immaculately presented with light and neutral décor throughout complimented by fabulous period features including a bay window, deep skirting boards and Bakelite switches and fingerplates and doorknobs, and it feels warm and welcoming with gas central heating, double-glazing and two wood-burning stoves.

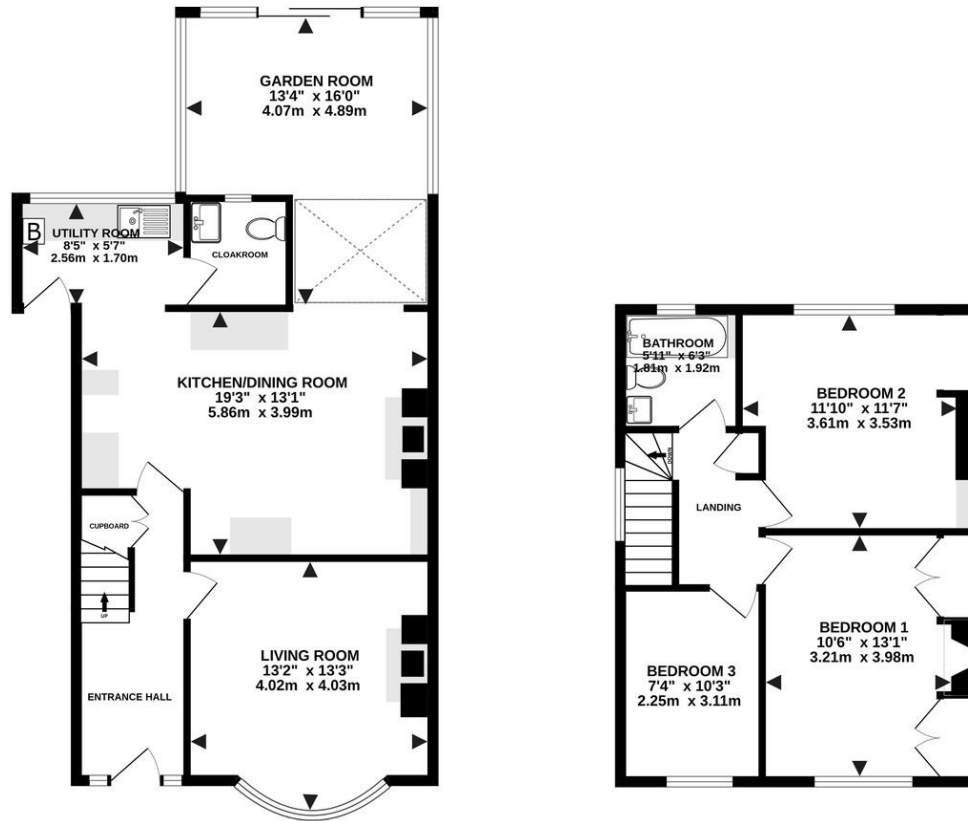
The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a living room filled with light from a curved bay window to the front, and with a wood-burning stove that makes a wonderful feature and focal point for the room, a spacious kitchen/dining room with plenty of fitted worktop and cupboard space, plenty of room for a dining table and seating, perfect for any occasion, beside another fireplace and wood-burning stove, a utility area with a ceramic sink and plumbing for white goods, a side door and a wall-mounted condensing combi-boiler, a convenient ground-floor cloakroom, and a stunning garden room with patio doors that extend the inside space outside into the garden.

Upstairs, there are three light and airy bedrooms, two doubles, the master with fitted wardrobes and a feature fireplace, and a single, and a superb, modern family bathroom containing a bath with a shower over, a basin and a WC.

Outside, the rear garden is surprisingly large at approximately 100ft long, is beautifully maintained and faces due West enjoying long hours of summer sunshine. There is a raised terrace of timber decking, great for a family barbecue or alfresco dining, a level, manicured lawn providing plenty of space for children to play with seating areas along its length providing a choice of venues in which to enjoy the sunshine and tranquil surroundings. There is a large timber shed/workshop, and a smaller timber building used as an office, a greenhouse, and timber summer house, storage beneath the garden room, and log stores at the side of the property, beside a gate that provides alternative access to the front where the tarmac driveway provides off-road parking for up to five cars. A viewing is essential to appreciate all that this fabulous property has to offer.



## the floorplan...



5REA: 1234 sq.ft. (114.6 sq.m.) approx.

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## the location...

The property is located in the popular village of Kingskerswell between Newton Abbot and Torbay. Kingskerswell has a host of facilities including a doctors surgery, local shops, school, public houses, churches. It offers very easy access to the English Riviera and Newton Abbot, the A38 and surrounding areas.

## Shopping

Late night pint of milk: Co Op 0.4 mile  
Town centre: Newton Abbot 3.5 miles  
Supermarket: Sainsburys 1.4 miles

## Relaxing

Beach: Teignmouth 8.7 miles  
Park: The Play Park: 0.5 mile  
Newton Abbot Leisure Centre: 4.3 miles  
Dainton Golf Club: 3.4 miles

## Travel

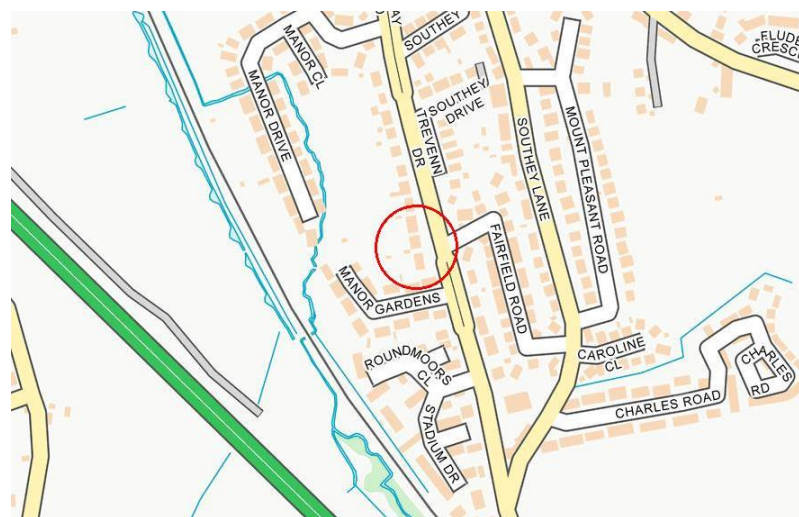
Train station: Newton Abbot 4.3 miles  
Main travel link: A380 1.5 miles  
Airport: Exeter Airport 22 miles

## Schools

Bradley Barton Primary School: 2.8 miles  
Coombeshead Academy: 2.3 miles  
Newton Abbot College: 1.8 miles  
Stover School: 4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 5EZ**





Need a more complete picture? Get in touch with your local branch...

Tel [01626 362 246](tel:01626362246)  
Email [newton@completeproperty.co.uk](mailto:newton@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

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