



Lyn Grove, Kingskerswell - TQ12

£300,000 Freehold

Link Detached Bungalow • Living Room With Log Burner • Kitchen/Diner • Shower Room • Gas Central Heating • Rear Garden • Ample Off Road Parking • Garage • Workshop/Office


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This charming two bedroom link detached bungalow in Kingskerswell offers comfortable and convenient living in a peaceful location.

The property boasts a bright and airy living room with a large window that flood the room with natural light. A log burner has been installed in the living room for those cold winter evenings making this room cosy.

The kitchen has matching wall and floor units with ample storage and worktop space. There are currently two ovens and space for a washing machine or dishwasher. The kitchen has a big enough space to add a dining table if desired.

From the back door there is a useful porch, big enough to use as a utility room or to house a fridge/freezer and chest freezer if needed..

There are two spacious double bedrooms. The first bedroom has a built in closet and window to the rear aspect of the property.

The second bedroom benefits from an airing cupboard which houses the water tank and a large window letting in plenty of natural light.

The bathroom is stylishly designed with a low level WC, hand wash basin, shower cubical and towel rail.

The property also benefits from a large private rear garden, perfect for enjoying the sunshine and outdoor living. At the top of the garden there is a brick built shed ideal to use as a workshop or office.

Other features include gas central heating, double glazing, and off-street parking.

This beautiful bungalow is located in a quiet residential area of Kingskerswell, within easy reach of local amenities and transport links.

- Link Detached Bungalow
- Living Room With Log Burner
- Kitchen/Diner
- Two Double Bedrooms
- Shower Room
- Gas Central Heating
- Rear Garden
- Ample Off Road Parking
- Garage
- Workshop/Office

Measurements

Lounge - 14'11" x 14'9" (4.54m x 4.49m)

Kitchen - 13'4" x 9'0" (4.06m x 2.74m)

Bedroom - 12'2" x 12'0" (3.71m x 3.62m)

Bedroom - 12'2" x 11'11" (3.71m x 3.63m)

Garage - 18'4" x 9'7" (5.58m x 2.92m)



Nestled in the picturesque village of Kingskerswell in Devon, this spacious two-bedroom bungalow is a dream come true for those seeking a peaceful and comfortable living experience. With ample off-road parking, front & rear gardens, garage access, this home offers the perfect combination of indoor & outdoor living.

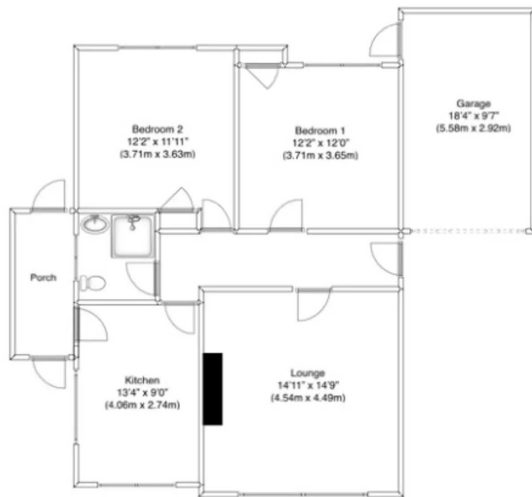


Located in the charming village of Kingskerswell in Devon, this bungalow offers easy access to local shops, restaurants, and cafes. Whether you're in the mood for a leisurely stroll or a quick bite to eat, you'll find everything you need just a stone's throw away. Public transportation is also readily available, making it easy to explore the surrounding areas and attractions.



Garden

Heading to the rear garden from the the porch, you step on to a paved patio ideal to sit and enjoy an early morning coffee. From the patio there is a door giving access in to the back of the garage. The rear garden is mostly laid to lawn with two paths to the top of the garden. At the top, there is a brick built shed, ideal as an office or workshop. There are three apple trees neatly planted in the rear garden, two eating and one cooking apple trees.



Measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

Off Road

3 Parking Spaces

The front of the property boasts off road parking for up to three cars, with the driveway up to the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		56	83
EU Directive 2002/91/EC			