



Briers Lodge Aller Road, Kingskerswell - TQ12 5AN

£350,000 Freehold

Semi-Detached House • Three Bedrooms • Lounge • Kitchen/diner • Off-Road Parking • Downstairs Cloakroom • Shower Room • Front & Rear Garden • Septic Tank • Quiet Location


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This delightful 3 bedroom semi-detached family home located in Aller Rd, Kingskerswell is spacious and well-presented throughout.

The cosy living room boasts a beautiful feature fireplace with patio doors leading to the rear garden. The open plan kitchen diner includes an electric oven with hob and extractor fan, a built-in fridge freezer, and space for a washing machine or dishwasher.

The hallway is fully carpeted and is bright and airy with a useful under stairs storage cupboard and cloakroom with low-level WC and hand wash basin.

Upstairs, there are three bedrooms and shower room. The main bedroom with fitted wardrobes has a uPVC window to the rear aspect, The second bedroom is double for size also has the rear aspect uPVC window and a single that would be an ideal size to use as a single bedroom or nursery or as an office.

The shower room includes a low-level WC, vanity hand wash basin, and walk-in shower cubicle.

Please note - this property has a septic tank, night storage heaters, and is not connected to the main gas line.

Measurements

Kitchen/diner - 20'11 x 10'4 (6.38m x 3.14m)

Lounge - 14'1 x 11'7 (4.29m x 3.53m)

Cloakroom - 6'2 x 3'0 (1.89m x 0.92m)

Bedroom 1 - 14'1 x 11'7 (4.29m x 3.53m)

Bedroom 2 - 10'4 x 9'0 (3.14m x 2.74m)

Bedroom 3 - 10'4 x 7'4 (3.14m x 2.23m)

Shower Room - 7'0 x 6'11 (2.14m x 2.12m)



Useful Information

Teignbridge Council Tax Band - D
(£2263 per year)

Broadband Speed - Ultrafast 1000
Mbps (According to OFCOM)

EPC Rating - E

Electric and water supplied

No mains gas or sewerage

The property is freehold



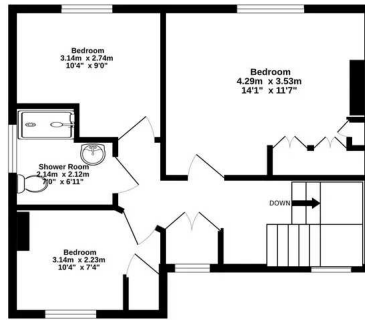
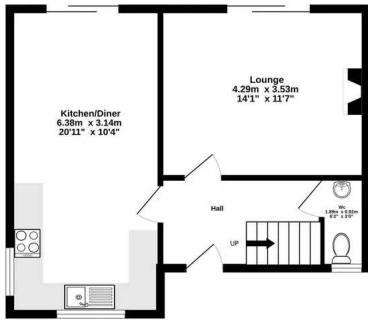
Garden

The rear garden has a lovely slabbed patio area accessible from both the kitchen/diner and living room and an additional seating area and a shed. The garden has been beautifully looked after by the current owners with a wide range of plants and shrubs. Eye-catching trees provide shade during the summer months.



Ground Floor
42.9 sq.m. (462 sq.ft.) approx.

1st Floor
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (922 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Off Road

2 Parking Spaces

The front of the property provides off-road parking and a lawn garden



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	