



A fabulous, modernised semi-detached house with three bedrooms, a garage and a sunny garden, conveniently located in a quiet cul-de-sac with views over village rooftops to the countryside beyond

4 Richmond Hill | Kingskerswell | Newton Abbot | TQ12 5ER



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

903 sq ft



LOCATION  
Village



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

62 (D)



COUNCIL TAX BAND

C



### in a nutshell...

- Modern Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Conservatory
- Front & Rear Gardens
- Garage
- Popular Village Location
- Easy Access to A380 & M5
- Close to Local Shops, Schools & Amenities







## the details...

A fabulous, modernised semi-detached house with three bedrooms, a garage and a sunny garden, conveniently located in a quiet cul-de-sac with views over village rooftops to the countryside beyond, in the popular village of Kingskerswell, and with easy access to the A380 to Torbay, Newton Abbot, Exeter and the M5.

Inside, it is beautifully presented with light and stylish décor throughout and it feels warm with gas central heating and double-glazing.

The accommodation comprises of, on the ground floor, a front porch, an entrance hallway with a staircase to the first floor and cupboard beneath, a superb, modern galley-style kitchen with loads of solid quartz worktop space that is open to the dining room, with a breakfast bar for casual dining, and a range of fitted units, in gloss-white, providing ample cupboard space and it boasts an extensive range of integrated appliances including a fan-oven, combination oven, ceramic hob, fridge, freezer and washer/drier, a dining room with plenty of space for a table and seating, ideal for any occasion, a living room, filled with light from a wide window to the front, with a fireplace that has an electric fire, making a lovely focal point for the room, and a conservatory that makes a great additional reception room, with French doors to the garden.

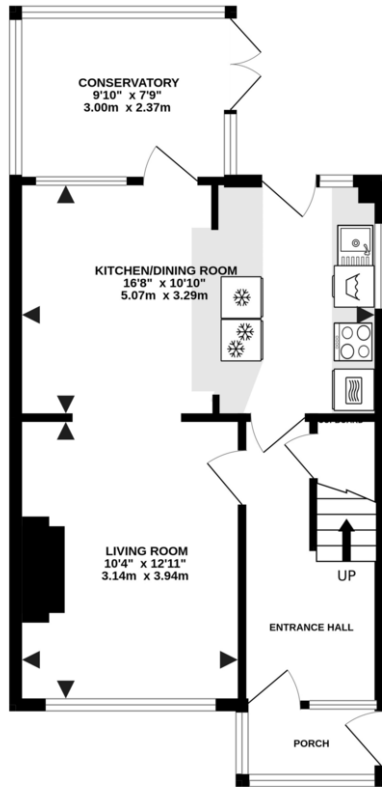
Upstairs, there are three light and airy bedrooms, two doubles, the master with a huge, fitted wardrobe with mirror doors, and the second with an airing cupboard, and a single, currently used as an office, ideal for those working from home, both front bedrooms with fabulous views over the village and the rolling Devon countryside, and completing the accommodation is a family bathroom with a three-piece suite comprising of a bath with a shower over, a pedestal basin and a WC.

Outside, the rear garden is fabulous, beautifully maintained and split-level, with a paved patio and steps up to a healthy lawn with a seating area at the top, perfect for entertaining, a timber shed for storage, a small pond and well-established beds of colourful plants, shrubs, and flowers and it all backs onto a meadow. A path leads down the side of the property to the front where there is a low-maintenance front garden, and there is a single garage in a block nearby with additional parking on-road if required.

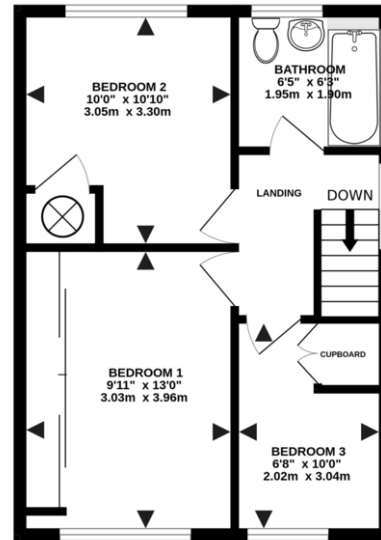


# the floorplan...

**GROUND FLOOR**  
496 sq.ft. (46.0 sq.m.) approx.



**1ST FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



**TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.**

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## the location...

The property is located in the popular village of Kingskerswell between Newton 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 0.6 mile  
Newton Abbot: 3 miles  
Torquay: 4.5 miles  
Supermarket: Sainsbury's 2.6 miles

## Relaxing

Beach: Babbacombe 4.9 miles  
Play Park: 0.7 mile  
Decoy Country Park 2.4 miles

## Travel

Bus stop: Newton Road 0.3 mile  
Train station: Newton Abbot: 2.8 miles/Torre: 3.1 miles  
Main travel link: A380 3 miles  
Airport: Exeter 21.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 5ER**

## how to get there...

From Newton Abbot town, proceed to the Penn Inn roundabout, take the 3rd exit onto the Torquay Road/A380. After approximately 1 mile, at the roundabout, take the 1st exit onto Torquay Road signed posted Kingskerswell. Continue onto Newton Road, after approximately half a mile, turn left onto Coffinswell Lane and then turn right onto Richmond Hill, where the property can be found.







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

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