



A semi-detached house with three bedrooms, a garden room extension, an enclosed courtyard garden and parking, conveniently located near the shops and amenities in the popular village of Kingskerswell, with easy access to the A380 to Torbay, Newton Abbot, Exeter and the M5.

19 Waterdale Farm | Kingskerswell | Newton Abbot | TQ12 5EX





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

761 sq ft



LOCATION
Village



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

74 C



COUNCIL TAX BAND

C



in a nutshell...

- Semi-detached House
- Three Bedrooms
- Two Reception Rooms
- Garden Room
- Courtyard Garden
- Parking
- Easy Access to A380 and M5





the details...

A semi-detached property with three bedrooms, parking, a garden room extension, and an enclosed courtyard garden, conveniently located near the shops and amenities in the popular village of Kingskerswell, and with easy access to the A380 and the M5.

Inside, it is nicely presented with stylish papered walls, and feels warm with gas central heating and double glazing. The accommodation comprises on the ground floor, an entrance hallway with a staircase to the first floor, a generously-sized living room filled with light from a wide window to the front, and with an under stairs cupboard, a dining room with plenty of space for a table seating perfect for any occasion, semi open-plan to the kitchen that has plenty of worktop and cupboard space in gloss white, colourful tiled splashbacks, a gap for a cooker, a ceramic sink and mixer tap, space with plumbing for a washing machine and slimline dishwasher, and room for an undercounter fridge. A condensing combi-boiler, hidden within a matching cabinet, provides the central heating and hot water on demand, and completing the ground floor is a garden room extension, that would make a great study for those working from home, with French doors to the garden.

Upstairs, there are three bedrooms, two doubles and a single, the largest double with fabulous views over the neighbouring countryside, a cupboard above the stairs, a built-in wardrobe area and a modern panelled family bathroom containing a bath with a rainfall shower over, a WC, a pedestal basin, and a heated towel rail. A hatch in the landing ceiling provides access to the well-insulated loft space.

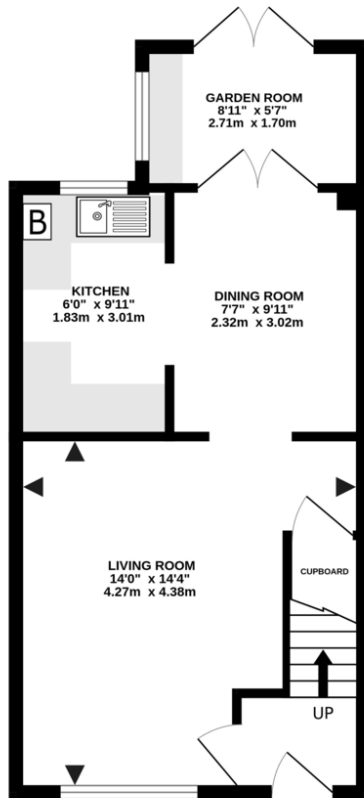
Outside, the garden is paved, great for a barbecue or a picnic tea, and is fully enclosed making it safe for children and pets. There is a timber shed that has electricity, and a gate to the side provides alternative access to the adjacent tarmac driveway where there is parking for two cars.

Tenure- Freehold
Council Tax Band - C

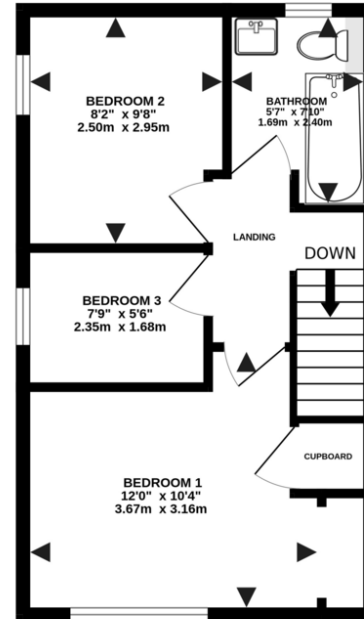


the floorplan...

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) 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.
Made with Metropix ©2023



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

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 doctor's surgery, local shops, school, public houses and 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 0.2 miles
Town Centre: Newton Abbot 3.3 miles
Supermarket: Sainsburys 2.9 miles

Relaxing

Beach: Teignmouth 7.8 miles
Park: The Play Park: 0.2 mile
Newton Abbot Leisure Centre: 4.1 miles
Dainton Golf Club: 2.9 miles

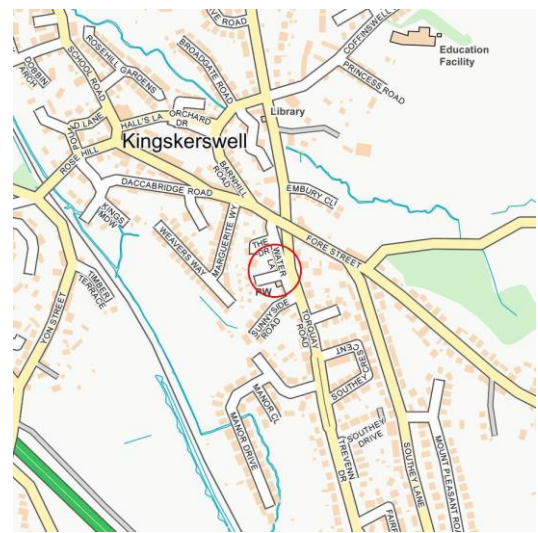
Travel

Train station: Newton Abbot 3.2 miles
Main travel link: A380 1.2 miles
Airport: Exeter Airport 21.8 miles

Schools

Kingskerswell C Of E Primary School: 0.4 miles
Decoy Community Primary School: 2.3 miles
Torquay Boys' & Torquay Girls' Grammar School: 2.2 miles
Newton Abbot College: 4 miles
Coombeshead Academy: 4.3 miles
Stover School: 6.3 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 5EX**





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

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

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.