



1 Richmond Hill | Newton Abbot | TQ12 5ER

An opportunity to purchase a semi-detached property in need of modernisation, with three bedrooms, a garage and an enclosed rear garden, in the popular village of Kingskerswell



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE



LOCATION



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND



in a nutshell...

- Quiet cul-de-sac location
- lovely views to the front and rear of the property
- 3 bedrooms
- New Boiler
- Lovely rear garden
- Development opportunity





An opportunity to purchase a semi-detached property in need of modernisation, with three bedrooms, a garage and an enclosed rear garden, in the popular village of Kingskerswell, with easy access to the A380 to Torbay, Newton Abbot, Exeter and the M5.

Inside, the décor is very dated and in need of modernisation, though the property already benefits from a modern shower room, double glazing, and gas central heating throughout. The accommodation comprises of, on the ground floor, an entrance porch and a hallway with a staircase rising to the first floor, cupboard beneath, a galley-style kitchen with a stainless-steel sink and double drainer, a back door to the garden and a wall-mounted gas boiler that provides the central heating and hot water, and a semi-open plan living/dining room with plenty of natural light from wide windows to the front and rear and a glazed door to the rear garden, and a flame-effect electric fire that makes a nice focal point for the room.

Upstairs, there are three light and airy bedrooms, two doubles and a single, one double with a cupboard containing a hot water cylinder, and the single with a cupboard above the stairs, and a family shower room that is modern with a shower, a WC, a basin and a chrome heated towel rail. Outside, the rear garden is a decent size and is fully enclosed making it pet friendly. There is a terrace of hardstanding, a lawn, a pond, well stocked borders of shrubs, plants, flowers and ornamental trees, and a paved patio, making a great outside space for entertaining and enjoying the summer sunshine. There is a shed for storage, an outside tap for convenience, and a path leads down the side of the property to a gate to the front providing alternative access. There is an area of garden at the front, and a single garage in a block at the end of the road, with additional parking on-road if required.

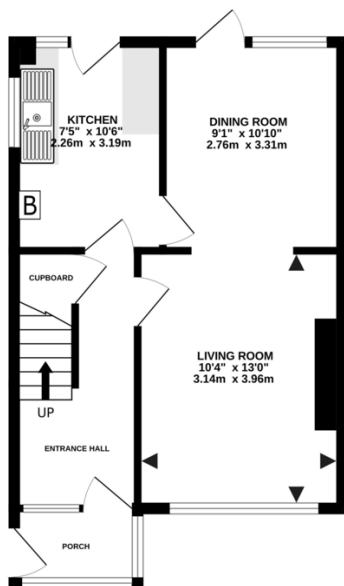


what the owner loves most...
The location with such beautiful views just makes it's position fantastic.

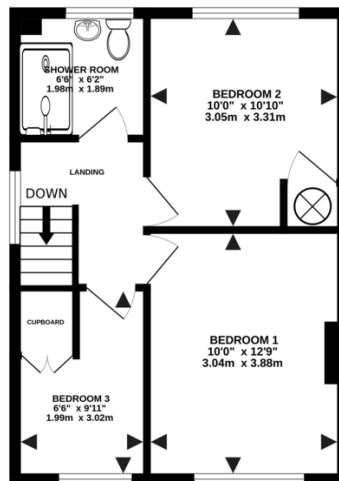


the floorplan...

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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.
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bear in mind...

This is an opportunity to buy a property in a fantastic location that you could really put your own stamp on the property.

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...

Torquay Road signed posted Kingskerswell. Continue onto Newton Road, after approximately half a mile, turn left onto Coffinwell 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...

Tel **01626 362 246**
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...

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



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