



A fabulous, detached bungalow with three double bedrooms, a basement room, a double garage, parking, a garden and pleasant views over the surrounding area, in a cul-de-sac location in the popular village of Kingskerswell

2 Claremont Avenue | Kingskerswell | Newton Abbot | TQ12 5HA





PROPERTY TYPE

Detached Bungalow  
Freehold



SIZE

1,432 sq ft



LOCATION  
Village



AGE

1940s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Double Garage & Off Road  
Parking



OUTSIDE SPACE

Garden



EPC RATING

61 (D)



COUNCIL TAX BAND

D



in a nutshell...

- No Onward Chain
- Detached Bungalow
- 3 Double Bedrooms
- Double Garage
- Quiet Cu-De-Sac Position
- Sought after residential Location





## the details...

A fabulous, detached bungalow with three double bedrooms, a basement room, a double garage, parking, a garden and pleasant views over the surrounding area, in a cul-de-sac location in the popular village of Kingskerswell.

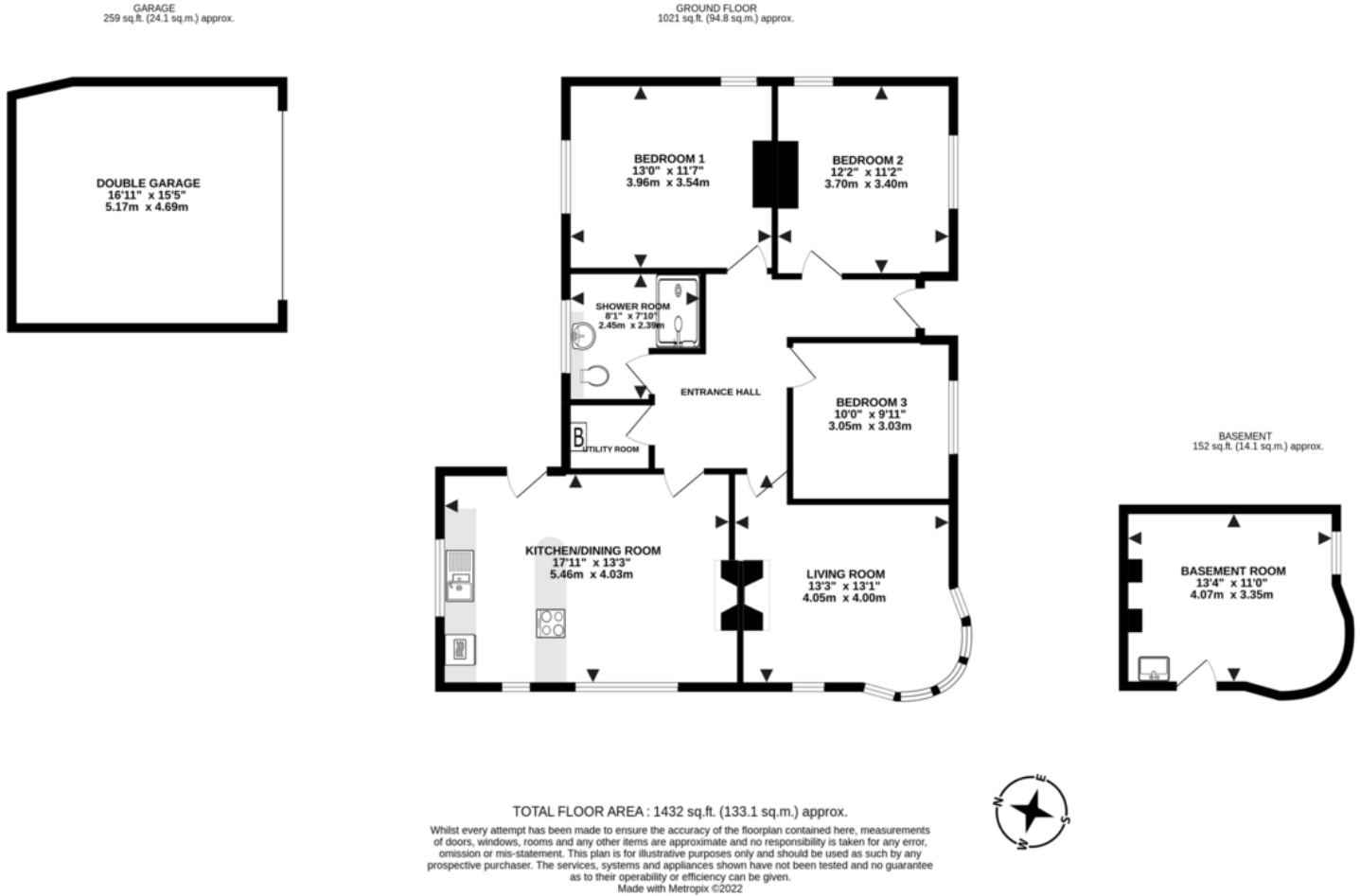
Inside, this fabulous property is well presented throughout with light and neutral décor and feels warm with gas central heating and double-glazing.

The accommodation comprises of an entrance hallway, a good-sized living room with a feature corner bay window filling the room with light, a round window and a feature fireplace, a fabulous kitchen/dining room with an open fire, plenty of space for a dining table and seating ideal for any occasion, and a modern, well-equipped kitchen with a back door to the garden, a separate utility room with plumbing for a washing machine and a wall-mounted combi-boiler, three light and airy double bedrooms, one currently used as an office, ideal for those working from home, and a shower room containing a double shower, a vanity unit and a WC.

Outside, beneath the living room, is a wonderful basement room, currently used as a man cave which is centrally heated. There is a double garage with lights and power and an up and over door to the concrete driveway that provides additional parking, and a garden with a lawn with an arbour, from where there is a wonderful view over the surrounding area, beside beds of plants, shrubs and ornamental trees. Next to the garage is a greenhouse, and at the front, beautifully landscaped and planted terraces of paving and gravel. A viewing is essential to fully appreciate all that this wonderful property has to offer.



## the floorplan...



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 near the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

## Shopping

Late night pint of milk: Co Op 0.2 mile

Village centre: Kingskerswell 0.7 mile

Supermarket: Sainsburys (Newton Abbot) 2.9 miles

## Relaxing

Beach: Watcombe Beach 3.1 miles

Park: Play Park (Kingskerswell) 0.3 mile

Kingskerswell community centre: 0.4 mile

## 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 mile

Buddies Pre School: 0.2 mile

Denbury Pre-school: 0.3 mile

Kingskerswell Playgroup: 0.5 mile

Decoy Community Primary: 2.3 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 5HA**

## how to get there...

From our Newton Abbot office on Queen St follow signs for the Penn Inn roundabout. At the roundabout take the third exit onto the Torquay Rd (A380) and take the first exit. At the roundabout take the first exit onto Torquay Rd and follow the road ahead. Turn right and then left onto Water Ln, where the property can be found.





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

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