



7 Park Road, Kingskerswell - TQ12 5BE

£440,000 Freehold


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 **1 Bank Street**
Newton Abbot TQ12 2JL



This three bedroom semi-detached house presents a fantastic opportunity for those looking for a spacious and well-maintained property. Upon entering the property through a decoratively glazed timber front door, into the entrance hallway, where you can find access to all the downstairs accommodation.

The downstairs cloakroom consists of low-level WC and wash hand basin with an obscurely glazed window to the front of the property.

The large living room spans the depth of the house and benefits from an abundance of natural light through the front facing window and rear french doors. With its dark walnut flooring and chimney breast alcoves, it is the perfect space for relaxing and entertaining. Moving through to the kitchen/diner, you will find a well-appointed dining area flowing effortlessly into the kitchen. High gloss wall and base units with contrasting white worktops provide ample storage for all your culinary needs. Built-in appliances include a single oven with separate electric hob and extractor fan and space for a large american style fridge/freezer, ideal for family meals or hosting dinner parties. French doors lead out from the kitchen to the south-facing low maintenance garden, allowing for seamless indoor-outdoor living all year round.

An integral door opens into the extensive garage, with an up and over door and an additional door to the rear garden.

Upstairs, you can find three double bedrooms, all with built-in wardrobes, ensuring plenty of storage for all the family. The principle bedroom has front aspect windows, while the remainder face the rear.

The well-designed bathroom features a separate bath and shower cubicle, low-level WC and wash hand basin, beautifully designed with modern fixtures and fittings.

This property offers a gated driveway parking area suitable for multiple vehicles, providing both security and convenience.

The south-facing low maintenance garden is the perfect space for outdoor entertaining and enjoying the sunshine, with composite decking, a slabbed patio area and astro-turf fully enclosed with timber fencing and hedges.

Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals. With its generous living spaces, neutral decor throughout, and a well-maintained garden, this property offers everything one could desire in a modern family home. Don't miss out on the opportunity to make this property your own - contact us today to schedule a viewing and discover all that this stunning house has to offer.

Measurements

Kitchen - 10'2 × 8'10 (3.11m x 2.70m)

Dining Room - 10'10 × 8'4 (3.30m x 2.54m)

Living Room - 22'1 × 14'6 (6.74m x 4.42m)

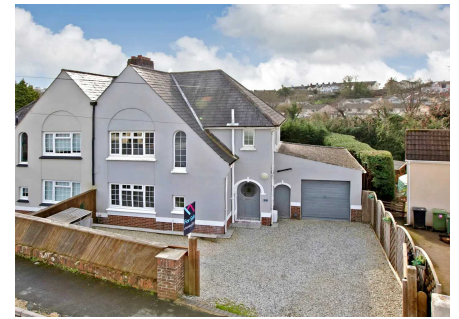
Bedroom - 11'0 × 10'10 (3.36m x 3.30m)

Bedroom - 10'10 × 9'9 (3.31m x 2.96m)

Bedroom - 10'5 × 9'4 (3.17m x 2.84m)

Bathroom - 8'2 × 6'1 (2.50m x 1.86m)

Garage - 22'1 × 14'6 (6.74m x 4.42m)



Important Information

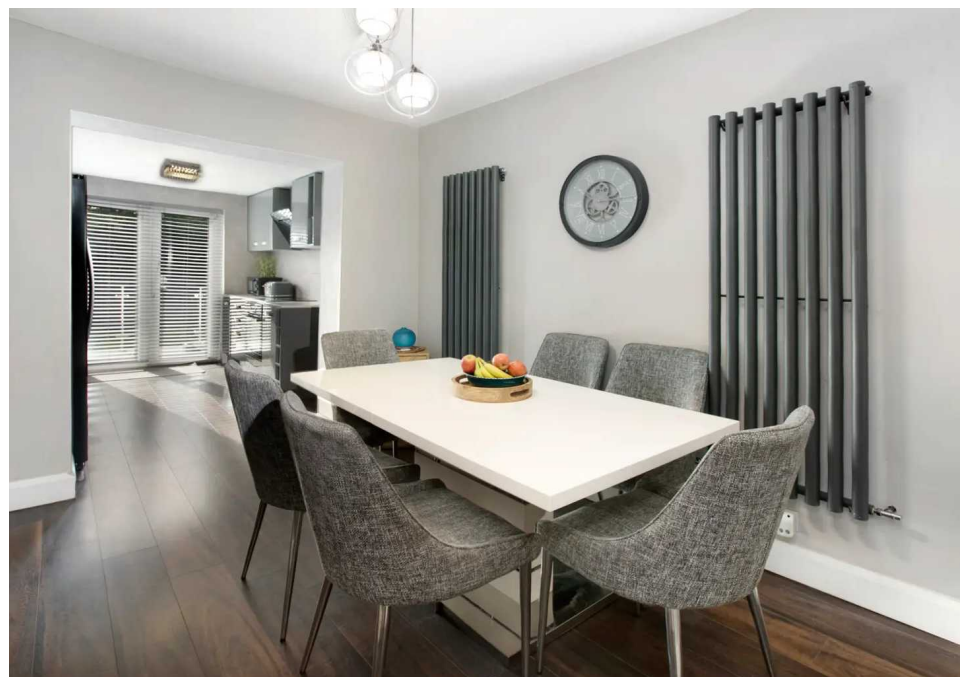
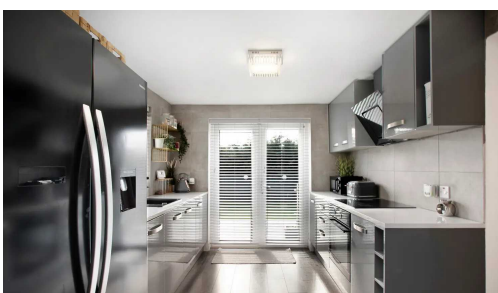
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating - D

Teignbridge Council Tax Band D (£2263 Per Year)

Mains Gas, Mains Water, Mains Sewerage and Mains Electric Supplied

The property is freehold



Fantastic opportunity for a spacious and well-maintained 3 bed semi-detached house. Large living room, kitchen/diner, south-facing low maintenance garden, garage, gated driveway parking, and easy access to amenities. Ideal for families or professionals. Contact us to schedule a viewing!

Council Tax band: D

Tenure: Freehold

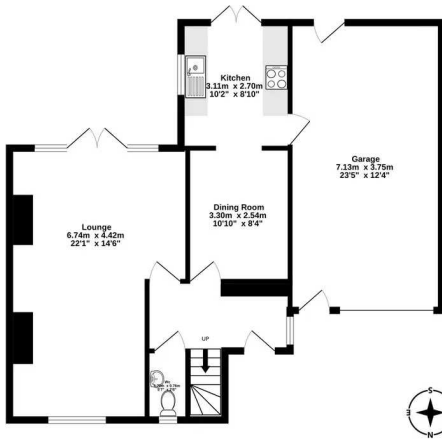
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Single Garage

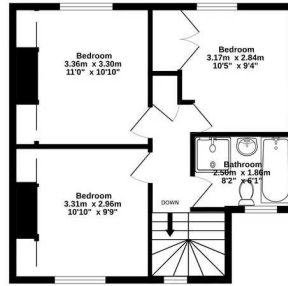
3 Parking Spaces



Ground Floor
77.5 sq.m. (834 sq.ft.) approx.



1st Floor
42.9 sq.m. (462 sq.ft.) approx.

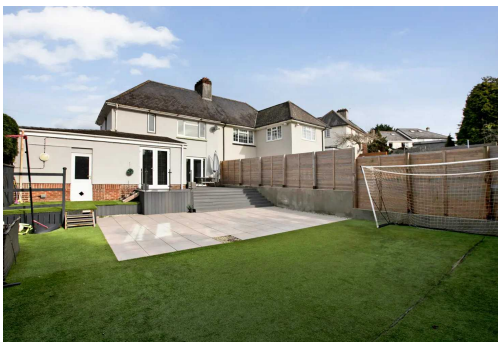


TOTAL FLOOR AREA : 120.4 sq.m. (1296 sq.ft.) approx.

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.
Made with Memento 12/2024



- Entrance Hallway
- Downstairs Cloakroom
- Large Living Room
- Kitchen/Diner
- Integral Door To Garage
- Garage
- Three Double Bedrooms
- Family Bathroom
- South Facing Garden
- Gated Driveway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC