















Village

New Build















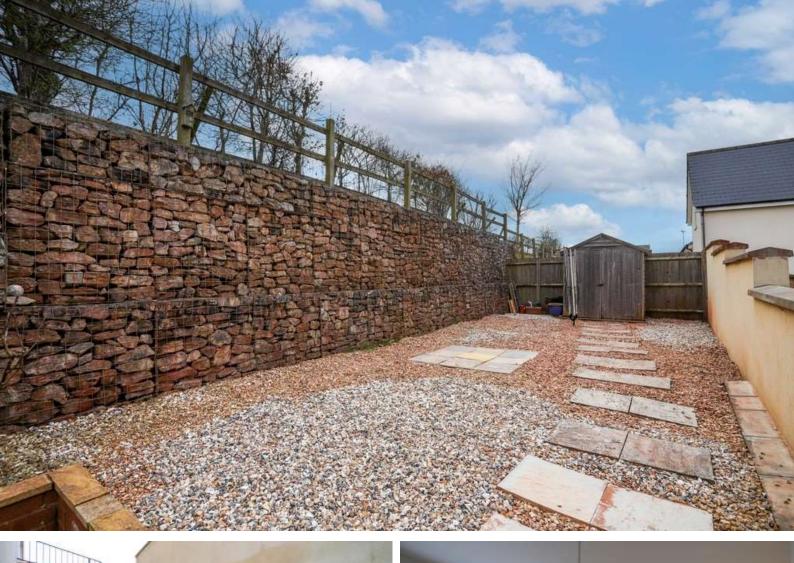


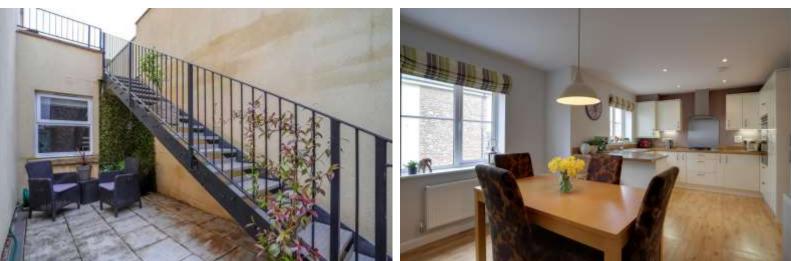


# in a nutshell...

- Garage and Off Road Parking
- Quiet Cul De Sac Position
- Situated in the Sought after area of Kingskerswell
- Immaculately presented throughout
- Perfect for Family Living
- Great access to the A380







### the details...

#### **PROPERTY DESCRIPTION**

Inside, it is beautifully presented with light and neutral decor throughout, feels warm and inviting with gas central heating and double-glazing, and is arranged over three floors offering spacious and versatile accommodation, ideal for a family.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase rising to the upper floors, and a cupboard beneath, a utility room with storage space, a worktop and plumbing for a washing machine, a door into the side of the integral single garage that has lights, power, and an up and over door to the front, and a fabulous ground floor double-bedroom, with a modern ensuite shower room.

Upstairs, on the first floor, is a convenient cloakroom with a WC and basin, a spacious living room filled with light from a window and dual-aspect patio doors that extend the inside space outside into the rear garden, and a fabulous kitchen/dining room that has a wonderful view over the surrounding area, plenty of space for a dining table and seating, ideal for any occasion, and a modern fitted kitchen with ample storage and worktop space, including a breakfast bar, great for casual dining, a comprehensive range of integrated appliances, and a condensing combi-boiler, hidden in a matching wall-cabinet, that provides the central heating and hot water on demand.

On the top floor is the principal bedroom, an excellent double with a beautiful ensuite shower room, two further bedrooms, both double sized with a wonderful view to the front, one currently used as a study, ideal for those working from home, a modern family bathroom, and a cupboard off the landing.

Outside, the garden wraps around two sides of the property, is surprisingly large, and is fully enclosed making it safe for children and pets. A large terrace of paving is perfect for entertaining, be it alfresco dining or a barbecue, with a lawn, and a vegetable garden with timber-edged beds for growing your own, a large terrace of gravel with a paved stepping stone path to a timber shed, and patio doors from the living room open out onto a walled, paved patio that makes a fabulous south-facing space to sit and unwind. A steel staircase leads down to a secluded courtyard, and a gate providing alternative access to the front, where there is a tarmac driveway with space for at least one car, and an area of gravel that provides additional parking for two more vehicles.

A viewing is essential to fully appreciate all that this wonderful family home has to offer.





### the floorplan...

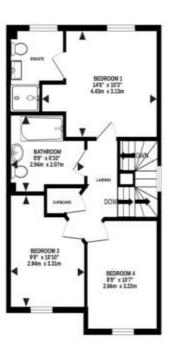
GROUND FLOOR 493 sq.ft. (45.8 sq.m.) approx.



15T FLOOR 526 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR 528 sq.ft. (49.0 sq.m.) approx.



### TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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 agromanted and no responsibility is taken for any entry, orinision or mis-statement. The plan is for illustrative purposes only and should be used as such by your 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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# the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 5JW

# how to get there...

off road parking for 2 cars and garage- town house, bedroom ensuite, utility room, middle floor kitchen/diner, lounge takes you out the garden, semi detached, side I shape garden backs onto fields, 3 bedrooms and family bathroom, master ensuite Garden project



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