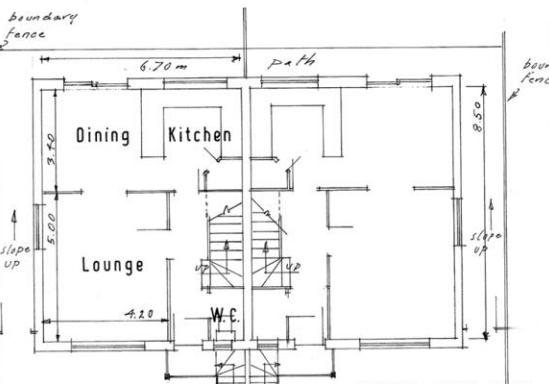


FIRST FLOOR PLAN



EAST ELEVATION 1:100

- IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY
- THREE BEDROOMS WITH ENSUITE TO MASTER
- CONSTRUCTED TO A HIGH STANDARD WITH QUALITY FIXTURES AND FITTINGS
- CHOICE OF FINISHES SUBJECT TO TIMESCALES
- QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- COMMUTER DISTANCE TO TORBAY, NEWTON ABBOT & EXETER
- PRIVATE DRIVEWAY FOR TWO VEHICLES
- WALKING DISTANCE TO KINGSKERSWELL VILLAGE CENTRE AND LOCAL AMENITIES

Avenue Road, Kingskerswell, Newton Abbot, TQ12 5BD

Guide Price £350,000

An opportunity to purchase one of two newly constructed three-bedroom homes situated in the popular Kingskerswell.

## Property Description

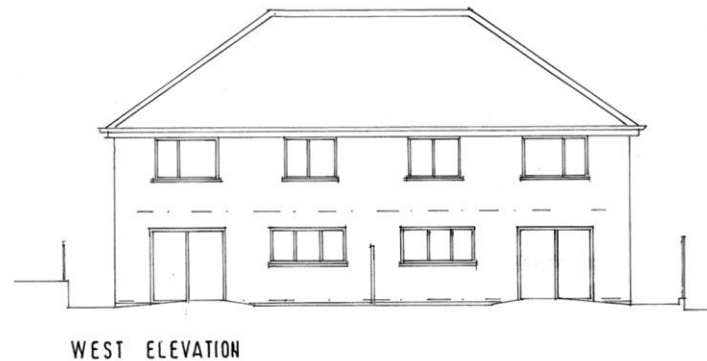
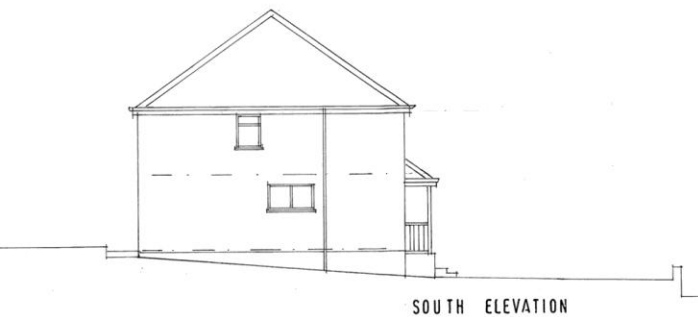
11a & 11b Avenue Road

An opportunity to purchase one of two newly constructed three-bedroom homes situated in the popular Kingskerswell.

Kingskerswell is a popular and well-regarded village which boasts a host of local amenities and is conveniently located a short drive from both the market town of Newton Abbot and the resort town of Torquay.

Kingskerswell also offers easy access to the A38 Devon Expressway via the nearby bypass meaning it is an ideal location for commuters. There are a range of primary and secondary schools nearby, including the highly regarded girls' and boys' grammar schools in Torquay. There are retail parks within a few minutes' drive. Torbay Hospital is also a short distance away, and local buses run frequently, with Torre railway station less than two miles away and the mainline Newton Abbot station around ten minutes' drive.

Benefitting from off-road parking for two vehicles, the houses are programmed to be ready for occupation from early January 2025.



Constructed to a high standard throughout, the ground floors comprise steps up to covered entrance porches, entrance hall, WC, spacious lounge, and open plan kitchen-dining rooms with fully fitted kitchens including integrated appliances.

The first floors comprise three double bedrooms including master bedroom with ensuite shower room, and a family bathroom.

Both properties have rear garden areas with side paths returning to the front.

The houses will include either photovoltaic solar panels or air source heat pumps subject to final sign offs. Please contact us for further information.

**MATERIAL INFORMATION** - Subject to legal verification

Freehold

Council Tax Band TBC

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Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

