



- IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY
- THREE BEDROOMS WITH ENSUITE TO MASTER
- FITTED SOLAR PANELS
- 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

Newton Road, Kingskerswell, Newton Abbot, TQ12  
5EG

Guide Price £350,000

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

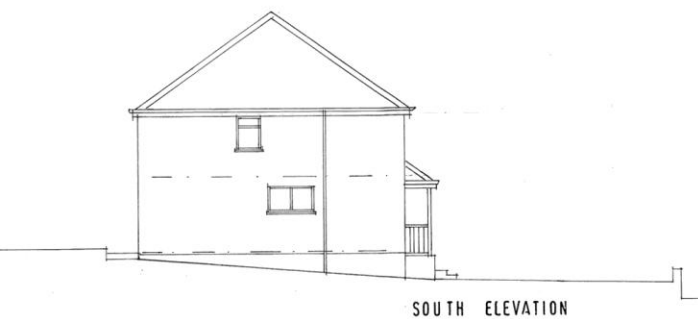
## Property Description

- Ideal first-time buy or investment opportunity
- Three bedrooms with ensuite to master
- Constructed to a high standard with quality fixtures and fittings
- Solar panels
- Gas central heating and hot water
- 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 11a & 11b Avenue Road

An opportunity to purchase one of two newly constructed three-bedroom homes situated in 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





EAST ELEVATION 1:100

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.

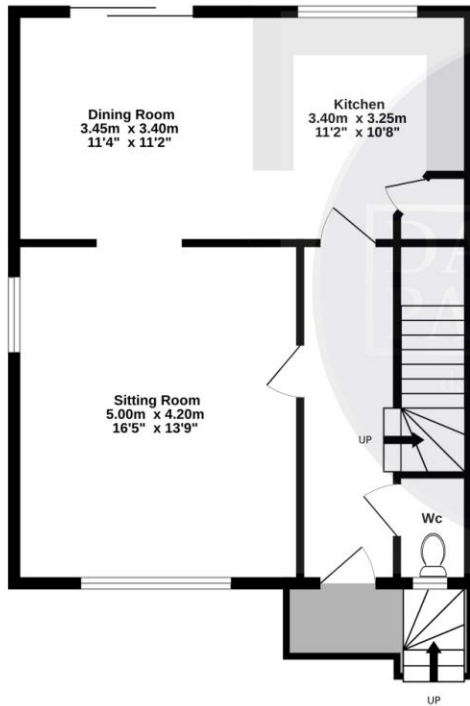
The houses will include either photovoltaic solar panels or air source heat pumps subject to final sign offs. Please contact us for further information.

MATERIAL INFORMATION - Subject to legal verification

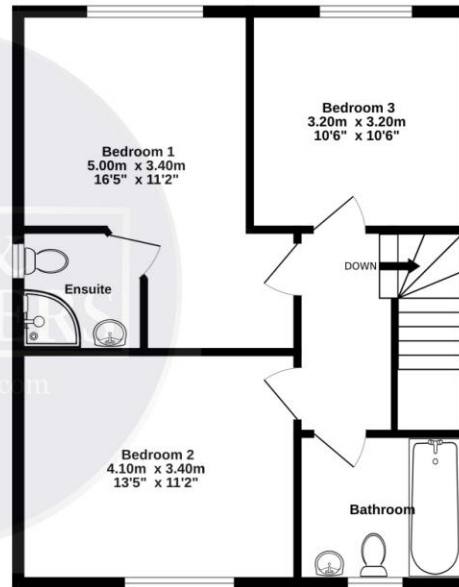
Freehold  
Council Tax Band TBC

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**Ground Floor**  
56.3 sq.m. (605 sq.ft.) approx.



**1st Floor**  
55.4 sq.m. (597 sq.ft.) approx.



**TOTAL FLOOR AREA : 111.7 sq.m. (1202 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.  
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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