



## 21 Coles Lane, Kingskerswell

£240,000 Freehold

Chain Free • In Need of Modernisation • Type 1 Cornish Build • Three Double Bedrooms • Downstairs Wetroom • Ample Storage • Corner Plot • Great Location

### Contact Us...

📞 01626 365055

✉️ newtonsales@chamberlains.co

🏠 1 Bank Street  
Newton Abbot TQ12 2JL

  
**chamberlains**  
the key to your home



Situated on a generous corner plot in the sought-after village of Kingskerswell, this spacious Type 1 Cornish build presents an excellent opportunity for buyers seeking a substantial home with scope to modernise and add value.

### **Cornish Construction**

Type 1 Cornish properties were originally constructed post-war using a reinforced concrete frame with non-traditional concrete panel infill. Known for their solid structure and spacious internal layouts, these homes were designed with practicality and longevity in mind. Many have since been improved, repaired, or refurbished over the years, and subject to any necessary structural reports and lender requirements, they can make excellent long-term family homes. Buyers are advised to consult with their lender or surveyor regarding mortgage suitability, as is standard with non-traditional construction.

Internally, the property offers three generous double bedrooms, all well-proportioned and filled with natural light. The ground floor accommodation includes a large kitchen with ample room for redesign or reconfiguration, providing exciting potential to create a contemporary open-plan family space (subject to the necessary consents). The spacious lounge offers an excellent footprint for comfortable everyday living and entertaining. Practical features include a downstairs wet room, ideal for accessibility or multi-generational living, alongside a separate WC for additional convenience.

Occupying a prominent corner position, the property benefits from generous outside space wrapping around the home. The plot offers potential for landscaping, extending (subject to planning permission), or creating additional parking if desired.

Requiring modernisation throughout, this is a fantastic opportunity to update and personalise a solidly built home in a popular residential location, close to local amenities, schooling, and transport links.

## Measurements

Kitchen - 11'2 × 10'10 (3.35m x 3.05m)

Lounge - 16'2 × 10'6 (4.88m x 3.05m)

Bedroom - 13'5 × 10'4 (3.96m x 3.05m)

Bedroom - 13'2 × 10'6 (3.96m x 3.05m)

Bedroom - 10'6 × 9'3 (3.05m x 2.74m)



## Important Information

Teignbridge Council Tax Band A  
(£1664.75 2025/2026)

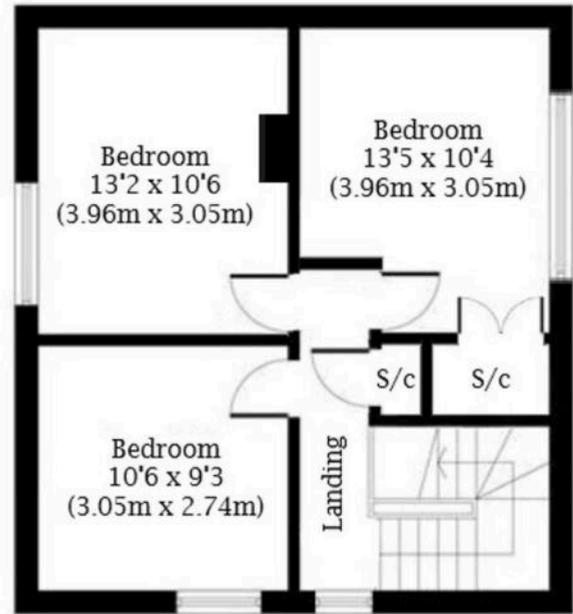
EPC Rating E

Broadband Speed Ultrafast 1800  
Mbps (According to OFCOM)

Mains Gas, Electric, Water and  
Sewerage Supplied

The Property is Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	