



## 1 Moor Park Road, Kingskerswell

£285,000 Freehold

- Three bedroom property
- Unique access via first-floor terrace
- Dual aspect living room and Kitchen
- Separate Dining Room
- Kitchen with Integrated Appliances
- Modern Shower Room
- Interconnecting Bedrooms
- Garage and Large Store Room
- Wraparound Gardens
- Driveway Parking

### Contact Us...

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This unique and well-presented three-bedroom property in the sought-after village of Kingskerswell offers versatile accommodation arranged over two levels, with character features and excellent indoor-outdoor flow. The property is accessed via an  $\omega\rho\tau\omega\pi\eta\lambda\acute{\iota}$  stairway leading to a spacious first-floor terrace, providing a pleasant approach to the front entrance. The front door opens into a central hallway, giving access to all principal rooms on this level.

The bright and airy living room benefits from dual aspect windows, allowing for plenty of natural light, and features an attractive fireplace. Double doors open through to the dining room, creating a sociable and flexible living space ideal for both everyday living and entertaining.

The kitchen is well-appointed with a range of white wall and base units complemented by contrasting grey worktops. Dual aspect windows enhance the light-filled feel, and a door leads out onto the terrace.

Integrated appliances include an electric oven, gas hob with extractor fan, and fridge/freezer, along with a stainless steel sink and drainer with mixer tap. The shower room is fitted with a modern double shower cubicle, wash hand basin set within a vanity unit, WC, and an obscure window for privacy. Also on this level is a well-proportioned bedroom overlooking the rear of the property.

From the dining room, stairs lead down to the lower level, where there are two interconnecting bedrooms. One of these rooms features double doors opening directly onto the garden, as well as access to the garage and a useful store room, offering excellent potential for flexible use.

This distinctive home combines practical living space with character and versatility, making it an ideal choice for a range of buyers.

## Measurements

Kitchen - 10'6 × 7'5 (3.05m x 2.13m)

Lounge - 16'9 × 11'11 (4.88m x 3.35m)

Dining Room - 11'11 × 11'11 (3.35m x 3.35m)

Bedroom - 11'11 × 11'11 (3.35m x 3.35m)

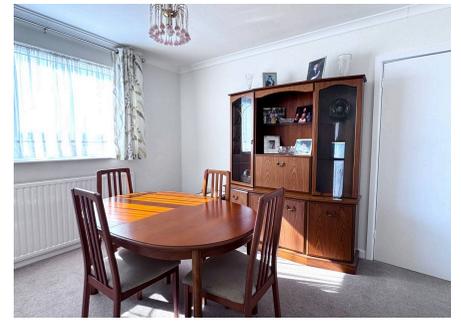
Shower Room - 7'6 × 5'10 (2.13m x 1.52m)

Bedroom - 11'11 × 11'11 (3.35m x 3.35m)

Bedroom - 11'11 × 11'11 (3.35m x 3.35m)

Garage - 20'09 × 12'00 (6.10m x 3.66m)

Store Room - 16'10 × 16'10 (4.88m x 3.66m)



## Important Information

Teignbridge Council Tax Band C  
(£2219.67 2025/2026)

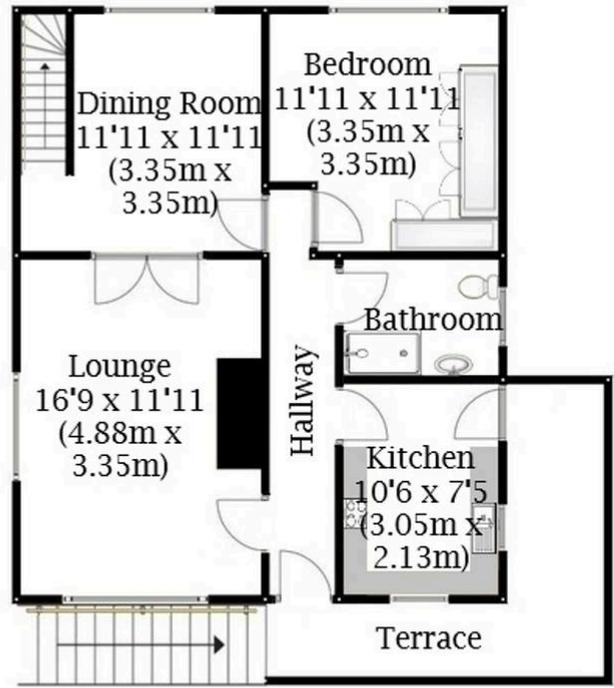
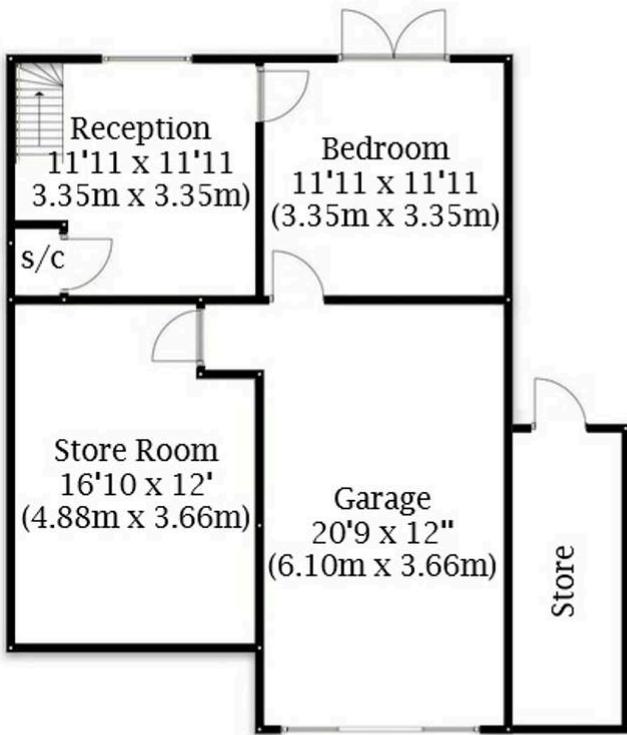
Broadband Speed Ultrafast 1800Mbps  
(According to OFCOM)

EPC Rating TBD

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.

