



Valerie Rise, Kingskerwell

£214,950



**WILLIAMS HEDGE**  
estate agents



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## THE BAKERY, 2 VALERIE RISE, KINGSKERSWELL, TQ12 5FT

RECENTLY COMPLETED COTTAGE | 10 YEAR LABC WARRANTY | RETAINING MANY CHARACTER FEATURES  
CONVENIENT AND ACCESSIBLE LOCATION | LIGHT, BRIGHT AND AIRY ENTRANCE HALL | OPEN PLAN SITTING ROOM / KITCHEN  
TWO BEDROOMS (ONE WITH ENSUITE) | BATHROOM / WC | GAS CENTRAL HEATING | DOUBLE GLAZING | ENCLOSED GARDEN  
TWO ALLOCATED PARKING SPACES | 818 SQ FT / 76 M | EPC C

An exciting opportunity to acquire a recently completed cottage which enjoys a convenient and accessible location in the sought after village of Kingskerswell. The property has been subject to an extensive programme of works to offer all required for modern living whilst retaining many character features sympathetic to its cottage origins and with the added peace of mind of a 10 year LABC warranty. Stylish and inviting the accommodation is arranged over three floors and accessed via a light, bright and airy entrance hall with boiler cupboard, flagstone tiled floor and glazed door opening in to the reception area which is open plan and offers a fully integrated kitchen with wood block surfaces and butler style ceramic sink. The sitting area has been well planned and offers a wood burner, inset spotlights, wall lights and both high level and low level TV sockets. On the first floor is a double bedroom rear of the property which enjoys an open outlook across the surrounding area and access to an ensuite shower room. Also on the first floor is the main bathroom and access on to Torquay road. On the top floor is a double bedroom with exposed beams and Velux windows which enjoy an open outlook across the surrounding area. The property is complimented throughout with double glazed windows and gas central heating. Outside is a well screened and secure level garden and two allocated parking spaces. An internal inspection is highly recommended in order to appreciate this quality property.



Composite door with double glazed side panel to:

**ENTRANCE HALL** Vaulted ceiling with sky light and pendant light point, radiator with thermostat control, tiled flooring, cupboard housing the combination boiler and consumer unit, glazed door to:

**OPEN PLAN SITTING ROOM / KITCHEN** 18' 3 Max" x 13' 2 Max" (5.56m x 4.01m)

**SITTING ROOM** Pendant light point and inset spotlights, wall light points, smoke detector, stairs with hand rail to first floor, TV point, telephone point, wood burner on slate hearth, radiator with thermostat control.



**KITCHEN AREA** Double glazed window overlooking the garden, inset spotlights, smoke detector. Comprising fitted kitchen with a range of base units with wood block work surfaces over, inset butler style sink with mixer tap over, inset four ring gas hob with extractor over, eye level cabinets, built in electric oven, integral washing machine, integral dishwasher, integral fridge / freezer.



**FIRST FLOOR LANDING** Pendant light point, smoke detector, radiator with thermostat control.

**BEDROOM ONE** 12' 5 Max" x 11' 4 Max" (3.78m x 3.45m) Pendant light point, TV point, radiator with thermostat control, telephone point, double glazed window to rear aspect with open outlook across Kingskerswell, door to:



**ENSUITE** 6' 2" x 4' 5" (1.88m x 1.35m) Inset spotlights, extractor fan. Comprising large shower enclosure with sliding door, vanity unit with inset wash hand basin, close coupled WC, part tiled walls, heated towel rail, shaver socket.

**BATHROOM** 6' 1" x 5' 6" (1.85m x 1.68m) Inset spotlights, extractor fan and light tunnel. Comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail, shaver socket.



From the landing a fire door opens to a:

**LOBBY** Pendant light point, smoke detector, stairs with hand rail to the second floor bedroom and also with access to Torquay road.

**BEDROOM TWO** 15' 3" x 13' (4.65m x 3.96m) With sloping ceilings, exposed beams and light point. Smoke detector, two sky lights with extensive views across Kingskerswell and surrounding countryside, TV point, radiator with thermostat control.



## OUTSIDE

Adjacent the property is a parking bay with two allocated parking spaces. A timber gate opens in to the garden which is level laid to lawn enclosed by timber fence, block wall and with paved pathway leading to the front door, outside light, outside tap, gas and electric meters.



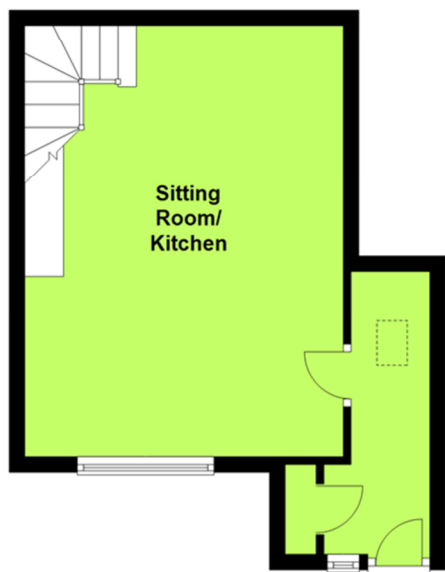
Age: (unverified)	Postcode: TQ12 5FT
Current Council Tax Band: C	Stamp Duty: £*999
EPC Rating: EPC C	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.  
 \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

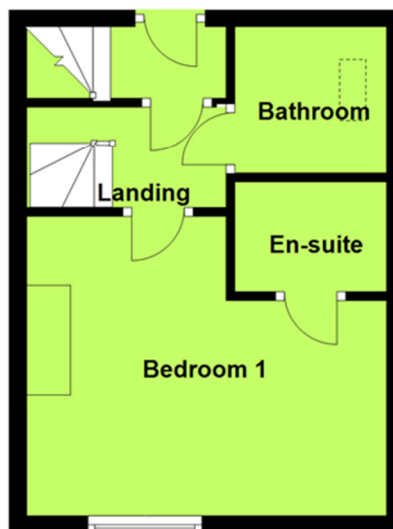


This floor plan is not to scale and should be used as a guide only.

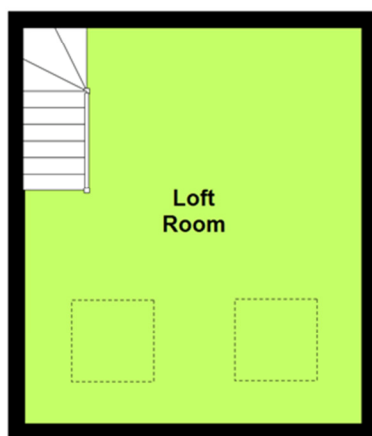
Ground Floor



First Floor



Second Floor



**Agent disclaimer: Please note both floor plan and measurements are approximate and should not be relied upon as fact.**

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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