Asking Price: £265,000
Freehold

Kingskerswell
- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Driveway & Garage Parking
- Popular Location

EPC RATING: E44
Greenways, Coles Lane, Kingskerswell, TQ12 5BA - Draft

A spacious three bedroom semi-detached home situated in a sought after village location. The property has two reception rooms, useful attic space and boasts gas central heating and double glazing. There is a large lawned garden and ample driveway parking in addition to a garage. The property will appeal to buyers looking for a family home within a popular village.

Coles Lane is a popular address within the sought after village of Kingskerswell which offers convenient access for both the A380 to Torquay and Exeter and the Old Newton Road into the village of Kingskerswell itself. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell has a wide range of amenities including various small shops and a small supermarket, a health centre, church, public houses / restaurants and a primary school.

Accommodation
The entrance hallway has wood effect flooring, stairs to first floor with cupboard under and a cloakroom/w.c. The lounge is to the front and enjoys pleasant rural views and has a fireplace with open fire. There is a separate dining room with outlook to rear garden and fitted gas fire and the kitchen has a range of pine wall and base cupboards, built in oven and hob and sliding door to a conservatory/utility with plumbing for washing machine and door to garden. Upstairs there are three bedrooms and a bathroom/w.c. The master bedroom is to the front and enjoys pleasant countryside views towards Haytor in the distance. Bedroom one also has a staircase leading to a useful attic room with cloakroom/w.c.

Ground Floor
Entrance Hallway
Cloaks/W.C.
Lounge 12’ 5” (3.78m) x 11’ 10” (3.61m)
Dining Room 12’ 1” (3.68m) x 10’ 10” (3.3m)
Kitchen 8’ 10” (2.69m) x 7’ 5” (2.26m)
Conservatory/Utility

First Floor
Landing
Bedroom 1 12’ 5” (3.78m) x 11’ 10” (3.61m)
Bedroom 2 12’ 0” (3.66m) x 10’ 10” (3.3m)
Bedroom 3 8’ 10” (2.69m) x 7’ 5” (2.26m)
Bathroom

Outside
The rear garden is of a generous size mainly laid to lawn with shrub borders and a gravelled patio and pond.

Parking
Outside to the front there is a large brick paved area providing parking for six cars leading to a single garage.

Agents Notes
Council Tax Band: Currently Band D

Directions
From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway Torquay bound. Take the Kingskerswell exit. At the roundabout take the first exit for Kingskerswell (Old Newton Road). Take the second right into Coles Lane and the property can be found on the left hand side.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

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