



Kingskerswell

- Detached Bungalow
- 2 Double Bedrooms
- Living Room & Fitted Kitchen
- Double Glazing & Gas Central Heating
- Garage & Driveway
- Enclosed Gardens
- Cul-De-Sac Location
- Sought-After Village

Asking Price:

£270,000

Freehold

EPC RATING: D62

8 Weavers Way, Kingskerswell, Newton Abbot, TQ12 5HY - Draft

An immaculately presented detached bungalow offering well-proportioned accommodation. Occupying an easy-to-maintain plot, the property has a delightful rear garden, garage and gated driveway.

The property is located within a desirable cul-de-sac, close to the local park within the sought-after village of Kingskerswell which offers a wide range of shops and amenities.

Accommodation:

The accommodation is accessed from a good sized central hallway and includes a living room overlooking the front with living flame gas fire, a fitted kitchen with oven and hob, 2 double bedrooms, a bathroom with modern white suite and a separate WC.

Gardens:

Enclosed plot with delightful easy-to-maintain gardens.

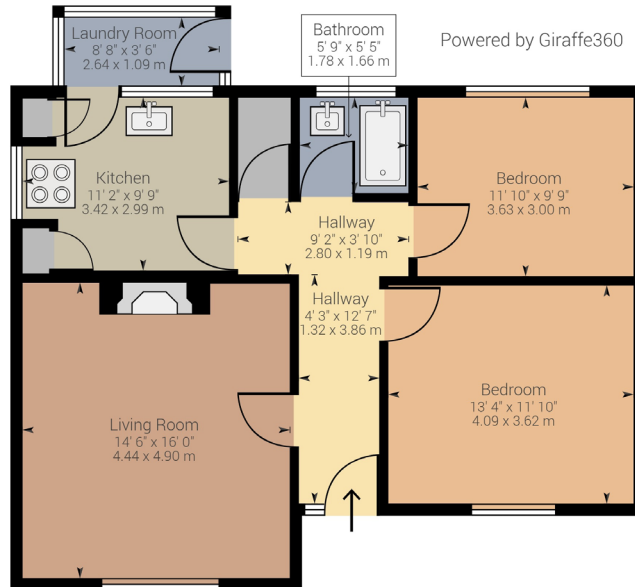
Parking:

Garage and driveway.

Agents Notes

Council Tax Band: Currently Band D

Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 793.52 ft² / 73.72 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Penn Inn roundabout at Newton Abbot take the A380 Torquay bound and take the first exit for Kingskerswell. Continue straight ahead at the roundabout and follow the Old Newton Road. At the Hungry Horse traffic lights turn right into Barnfield Road. At the end of the road turn right onto Fore Street and then immediately left into Marguerite Way and at the end of the road you will find Weavers Way.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 any 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 \pm 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.