



Kingskerswell

- Individual Detached House
- 4 Double Bedrooms
- 3 Reception Rooms
- Good Sized Rear Garden

- Large Integral Garage
- Central Heating & Double Glazing
- Sought-After Village Location
- Much Potential

Asking Price:

£350,000

Freehold

EPC: F37

7 Daccabridge Road, Kingskerswell, Newton Abbot, TQ12 5DQ - Draft

An individual detached period house with much potential, located in the very heart of the village of Kingskerswell. Enjoying a lovely open aspect to the rear, the property has a good sized, privately enclosed rear garden, interestingly presented on many levels. A large integral garage with electric roller door provides secure off road parking.

Just a stone's throw from a selection of local shops including a small supermarket, the village offers a wide range of amenities including a primary school, picturesque ancient church and various pubs and restaurants. A timetabled bus service provides access to the neighbouring towns of Torquay and Newton Abbot.

The Accommodation

In the same ownership for some years, the property offers potential for a degree of refurbishment and updating. The ground floor offers 3 reception rooms, 2 of which are partly open plan to each other, and one with patio doors to the rear garden. There is a fitted kitchen and a separate utility room. On the first floor are 4 double bedrooms and a family bathroom/WC with smart modern white suite. One of the bedrooms has a large balcony off, which takes in the lovely views.

Outside

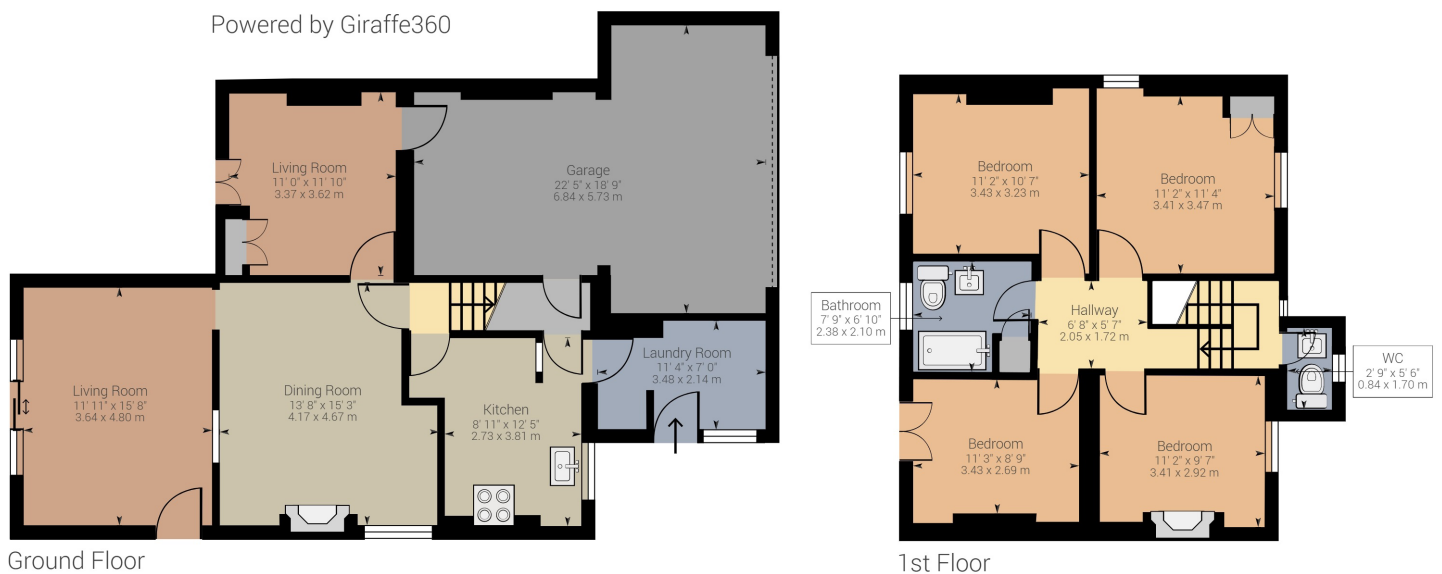
Good sized and privately enclosed rear garden, interestingly presented over various levels.

Parking

Large integral garage with electric roller door.

FLOOR PLANS

For Illustrative Purposes Only



Approximate net internal area: 1329.98 ft² (1669.43 ft²) / 123.56 m² (155.09 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.

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





Agents Notes

Tenure

Freehold

Services

Mains Electricity. Mains Water. Mains Gas. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Penn Inn roundabout at Newton Abbot take the A380 for Torquay. Take the Kingskerswell exit. At the Hungry Horse traffic lights turn right into Barnhill Road. Follow the road and take a right into Fore Street. Take the second left just before the bridge into Daccabridge Road.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		