



Kingskerswell

3x  2x 

ENERGY
RATING
D68

- Video Walk-through Available
- Extended Link-Detached Bungalow
- 3 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Generous Garden

- Ample Driveway Parking
- Single Garage and Carport
- Cul-de-sac Position
- Village Location
- Early Viewings Advised

Guide Price:
£310,000
FREEHOLD

27 Meadow Close, Kingskerswell, Newton Abbot, TQ12 5AS



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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This link detached bungalow has much to offer having been the subject of a degree of remodelling and enlargement in the past.

Situated within a popular cul-de-sac of other similar-aged and style homes the property occupies a surprisingly large plot which extends to just under a quarter of an acre in total. To one side is a garage and carport with a driveway in front and to the side providing plenty of parking. On the other side and at the rear are large level gardens all privately enclosed by a mixture of fences and mature natural green boundaries with paved terrace and wide expanse of artificial grass.

Meadow close is a sought-after address on the Newton Abbot side of the village of Kingskerswell, which offers a wide selection of local amenities including shops, primary school, church, and several excellent pubs/restaurants. Newton Abbot's vibrant town centre with its comprehensive selection of shops and businesses is around 2 miles drive.

The Accommodation:

Stepping inside, the accommodation is light and airy; a good-sized L-shaped entrance hall with recessed cupboard accessed through an internal porch. Overlooking the front is a lounge with large picture window and decorative stone-effect fireplace surround. There is a separate dining room with door leading to the kitchen which has a selection of modern cabinets and roll tops work surfaces in a U-shape and an integrated oven, hob and hood. There are three bedrooms one of which is currently used as an office. The principal bedroom has an en-suite with modern white suite of shower cabinet, WC and wash basin and bedroom two is double-aspect including a door into the rear garden. Completing the picture is a family shower room, again fitted with a modern white suite.

Parking:

Single garage, carport and driveway for several cars.

Gardens:

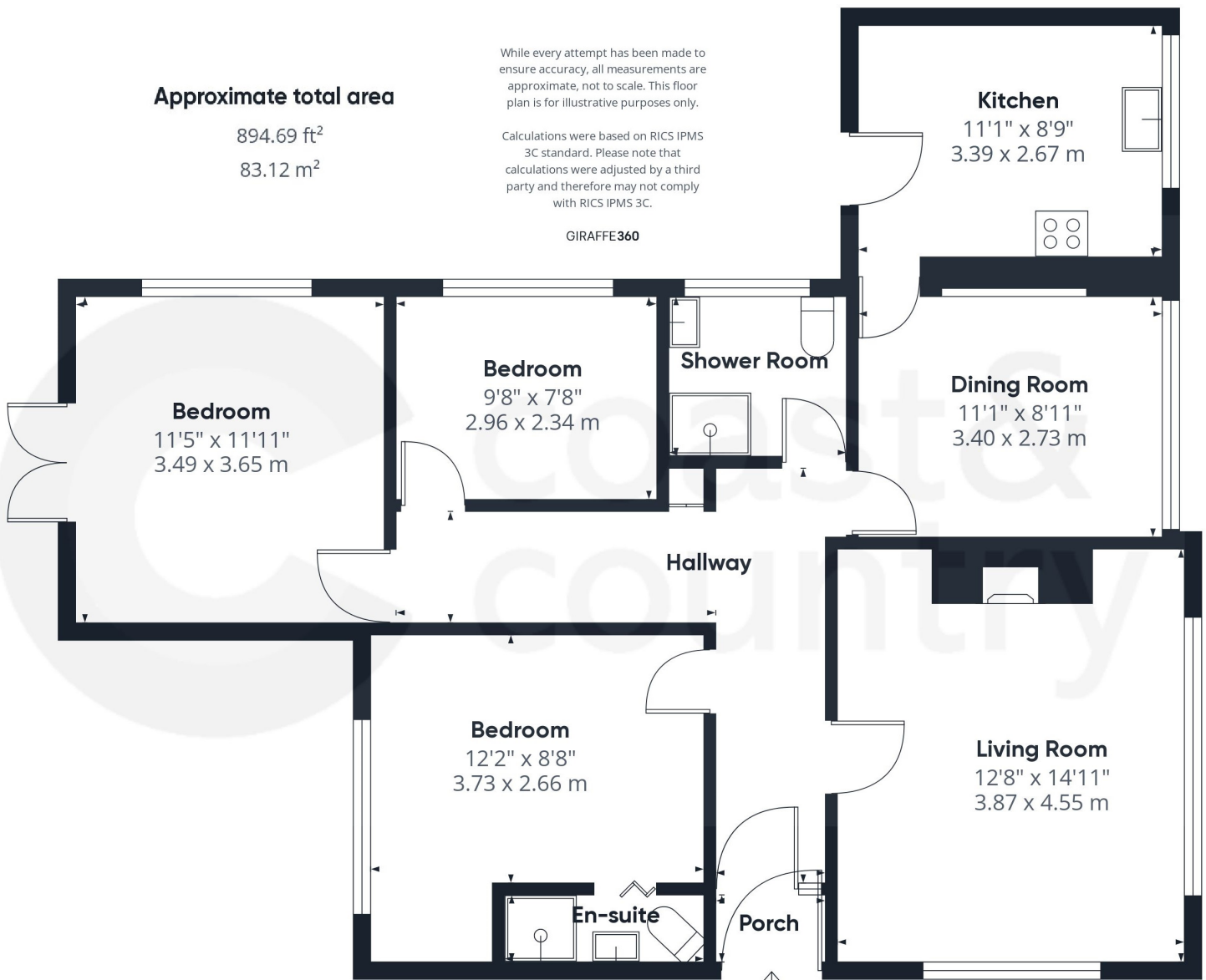
Large level plot of almost a quarter of an acre with secluded enclosed gardens on two sides.

Directions:

From Newton Abbot town centre head towards the Penn Inn roundabout and take the third exit onto the A380. Leave at the first exit signposted for Kingskerswell. At the roundabout take the first exit. Follow the road and take the first right hand turn into Moor Park Road and then first left into Lyn Grove. Follow the road and at the end turn right into Meadow Close and the property will be found on the left hand side just before the bend.



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Agents Notes:
Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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 ± 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.