



Kingskerswell

4x  2x 

ENERGY
RATING
D63

- Video Walk-through Available
- Substantial Detached House with Annexe
- 4 Bedrooms (1 en-suite)
- 2 Bedroom Annexe
- 2 Generous Receptions and Study
- Superb Open Views
- Ample Off Road Parking & Garage
- First Class Location
- Period Features
- Secluded Gardens

Guide Price:
£700,000
FREEHOLD

The Wold, 7 The Tors, Kingskerswell, Newton Abbot, TQ12 5DR -



1000s of homes sold in Teignbridge

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

The Wold, 7 The Tors, Kingskerswell, Newton Abbot, TQ12 5DR

A substantial detached period house in a first-class location and enjoying some lovely open views.

In the same ownership for some years the property has some lovely features typical of its period with high ceilinged rooms and large windows to the principal rooms, providing for a light filled interior.

Situated in a highly regarded and sought after cul-de-sac address the property occupies an enclosed plot accessed through a five-bar gate onto its own private driveway which leads to a detached garage and forecourt area providing extensive parking. Landscaped gardens include paved terraces and rockery style beds with wandering pathways leading down to a level area of lawn and a detached timber garden studio. In the main the gardens enjoy an excellent level of seclusion.

The village of Kingskerswell is located partway between the towns of Torquay with its chic marina and excellent selection of harbourside bars, cafes and restaurants and the well served market town of Newton abbot with its main line railway station and road links to Exeter and the M5. The village offers a selection of shops including a small supermarket, picturesque church, primary school and a handful of popular pubs / restaurants.

The Accommodation:

The accommodation is presented over three floors, extends to over 2800sqft and may suit buyers looking for multi-generational living or a potential income stream with the lower floor currently arranged as a two-bedroom, two-bathroom, fully self-contained apartment with its own front door and also an internal staircase to the main house.

On the ground floor a spacious hallway with handsome turning staircase to the first floor provides access to two good size reception rooms, a study and an impressive eat in kitchen with selection of modern cabinets including a large island complemented by solid granite countertops.

On the first floor are four double bedrooms the principal with an up to the minute en-suite shower room and completing the picture is a family bathroom.

Parking:

Extensive parking on private drive and forecourt to one side and a detached garage.

Gardens:

Secluded and enclosed gardens on various levels with paved areas and level lawn.

Directions:

From Newton Abbot take the A380 from the Penn Inn roundabout towards Torquay. Leave at the first exit for Kingskerswell and take the third exit at the roundabout. At the next roundabout take the second exit and follow the road until it splits where you should take the right hand fork. At the sharp right hand bend take the left hand turn and then left again into Church End Road. At the junction turn right and then right again into The Tors.



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Agents Notes:

Council Tax: Currently Band F
(Annexe Currently Band A)

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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 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.