



Kingskerswell

3x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- Mature Detached Bungalow
- 3 Bedrooms
- Lounge/Diner
- Kitchen & Bathroom

- Front & Rear Gardens
- Driveway & Garage
- Village Location
- Well-Presented Throughout
- Early Viewings Advised

Guide Price:
£335,000
FREEHOLD

12 Park Road, Kingskerswell, Newton Abbot, TQ12 5BG



1000s of homes sold in Teignbridge

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

12 Park Road, Kingskerswell, Newton Abbot, TQ12 5BG

A deceptively spacious three bedroom detached bungalow within a quiet and sought after village location. The spacious and well-presented accommodation comprises three bedrooms, a large lounge/dining room and a modern kitchen and bathroom. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens, ample driveway parking and a large single garage. The bungalow will appeal to buyers seeking a lovely well-maintained bungalow in a desirable village location and internal viewings come highly recommended.

Park Road is situated 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.

The Accommodation:

A composite part obscure double glazed entrance door with obscure double glazed side panels leads to the entrance hallway with laminate flooring, storage cupboards and access to loft. The lounge/dining room is a spacious room with UPVC double glazed bay window to front, UPVC double glazed window to side, feature fireplace with inset multi fuel burning stove and laminate flooring. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, spaces for washing machine, dishwasher and fridge/freezer, larder cupboard, wall mounted gas boiler, UPVC double glazed window to rear and UPVC part obscure double glazed door to outside. Bedroom one has a UPVC double glazed bay window to front. Bedroom two is dual aspect with UPVC double glazed windows to front and rear. Bedroom three has recessed storage area and double glazed window to rear. The bathroom has a modern white suite comprising panelled bath with mixer tap and shower attachment, screen and tiling to surround, low-level WC, pedestal wash basin and heated towel rail.

Gardens & Parking:

Outside to the front there is a gate and resin pathway with gravelled area and flower borders. Driveway to side providing ample off-road parking leading to a garage. The rear garden has a lawned area with gravel path, well stocked flower and shrub borders, paved patio and timber shed. To the side of the bungalow there is a further paved patio and raised timber decked area. The garage is a large single garage with metal up and over door, windows to side and rear and double doors to garden.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 South Devon Highway Torquay bound. Take the Kingskerswell exit and follow the road towards Kingskerswell. Turn right into Coles Lane (sign posted for the Park Inn). Turn left into Woodland Avenue and then right into Park Road where the bungalow can be found on the right hand side along a small road off Park Road.



12 Park Road, Kingskerswell, Newton Abbot, TQ12 5BG



Agents Notes:

Council Tax: Currently Band D
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		
69-80	C		74 C
55-68	D	67 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.