



Kingskerswell

2x  1x 

ENERGY
RATING
D62

- Video Walk-through Available
- Mature Detached Bungalow
- 2 Double Bedrooms
- Lounge and Dining Room
- Kitchen and Shower Room

- Resin Driveway
- Single Garage and Store
- Front and Rear Gardens
- Popular Village Location
- Cul-de-sac Position

Guide Price:
£300,000
FREEHOLD

34 Lyn Grove, Kingskerswell, Newton Abbot, TQ12 5AR



1000s of homes sold in Teignbridge

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

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The Property

The attributes of this neatly-presented bungalow are numerous: the property is detached, the plot is level, the gardens are landscaped and mainly gravelled and paved for ease of maintenance, there is an extended garage with store behind and the driveway is hard-wearing resin. The home is situated in a cul-de-sac position in a sought-after village, less than a quarter of a mile from a timetabled bus route. The accommodation is well-balanced, bright and airy, both bedrooms are good-sized doubles and the bathroom was recently converted into a shower room for easy, step-in access. Gas central heating is installed and the property is double glazed throughout. All in all, this bungalow offers a lot to its prospective new owner and we are expecting it to be popular, so an early viewing is recommended.

The Location:

Lyn Grove is a tucked-away cul-de-sac in the popular village of Kingskerswell. Immediate amenities include a couple of popular public houses/restaurants, a handful of shops including the recent addition of an Aldi, a primary school, petrol stations, medical centre and dentist. Very easily accessible by both car and a timetabled bus service is the nearby market town of Newton Abbot with a wider array of leisure facilities, independent and high-street stores, businesses and a mainline railway station. The A380, just a stone's throw from the village, allows direct access onto the A38 and M5 beyond.

Outside:

Resin driveway leading to a single garage with store to the rear. Generous, low maintenance garden to the rear, mainly paved and gravelled.

Directions:

From the Penn Inn roundabout take the A380 towards Torquay. Leave at the first exit and at the roundabout take the first exit. Follow the road for around half a mile and turn right into Moors Park and then first left into Lyn Grove and the bungalow can be found on the right. Follow the road to the T-junction and turn left, the property can be found on the left hand side.



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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		79 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.