



Kingskerswell

3x  1x 

ENERGY
RATING
C69

- Video Walk-through Available
- No Upward Chain
- Mid-Terraced House
- 3 Bedrooms
- Living Room & Dining Room
- Kitchen and Bathroom
- Low Maintenance Gardens
- Council Tax Band B
- Convenient for Highly-Regarded Primary School
- Sought-After Village

Guide Price:

£190,000-£200,000

FREEHOLD

20 Princess Road, Kingskerswell, Newton Abbot, TQ12 5EL



1000s of homes sold in Teignbridge

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

20 Princess Road, Kingskerswell, Newton Abbot, TQ12 5EL

A spacious older-style mid-terraced house situated in a cul-de-sac location within the highly sought-after village of Kingskerswell. The accommodation has three bedrooms, lounge, kitchen/dining room and bathroom. Gas central heating and double glazing are installed and outside there are easy to maintain gardens.

The property is located in a popular residential cul-de-sac location within the sought-after village of Kingskerswell. Local amenities include a health centre, primary school, public houses / restaurants, church, post office and small supermarket. The market town of Newton Abbot is 3 miles away and Torquay with its chic marina and beach front is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village has excellent transport links with easy access to the new extension to the A380 dual carriageway to Exeter which is approximately 20 miles away.

The Accommodation:

A part obscure glazed entrance door leads to the entrance hallway with obscure glazed window and stairs to first floor with storage area under. The lounge has a window to front and two arched alcoves either side of what was the chimney breast and door to kitchen/dining room which is on two levels, the dining area has tiled flooring and step down to the kitchen with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, window to rear and stable door to outside. The bathroom has a white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin, heated towel rail, tiled flooring and window.

Upstairs on the first floor the landing has access to a loft, bedroom one has two windows to front enjoying pleasant views over Kingskerswell, bedroom two has a window to rear and cupboard housing wall mounted gas boiler and bedroom three has a window to rear.

Parking:

On street.

Gardens:

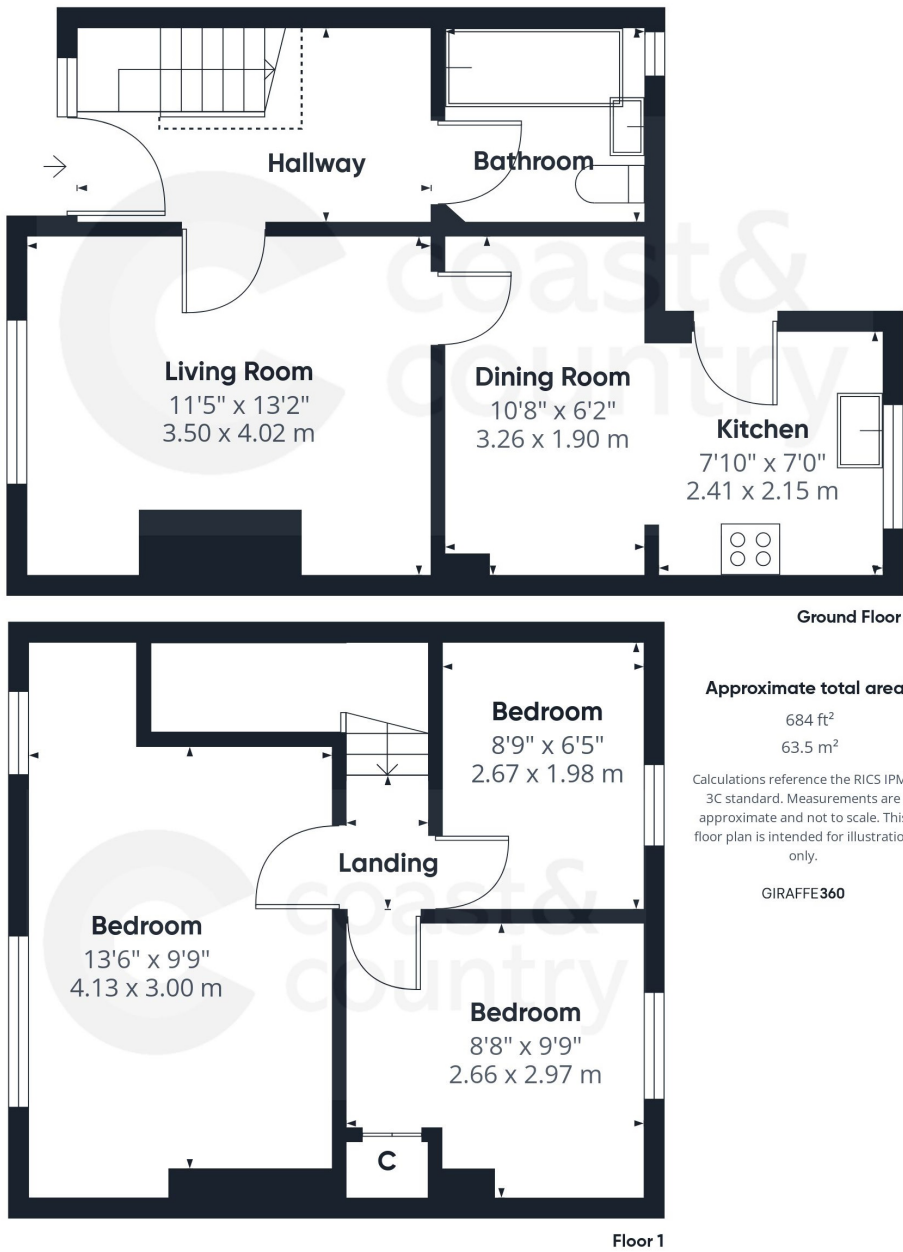
Outside to the front there is a path leading to front door and paved garden with selection of shrubs. The rear garden has a paved patio, brick retaining wall and steps to further paved patio with outside store.

Directions:

From Newton Abbot take the A380 Torquay Road to Kingskerswell. At the Hungry Horse (Sloop) traffic lights turn left into Coffinswell Lane and Princess Road can be found on the left hand side.



20 Princess Road, Kingskerswell, Newton Abbot, TQ12 5EL



Agents Notes:

Council Tax: Currently Band B

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	69 C	86 B
55-68	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 $\pm$ 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.