



## Kingskerswell

2x  1x 

ENERGY  
RATING  
D57

- Video Walk-through Available
- Semi-Detached House
- 2 Bedrooms
- Reception Room & Office/Nursery
- Spacious Kitchen/Diner
- Modern Bathroom
- Off-Road Parking
- Sought-After Residential Road
- Convenient for A380, M5 & Beyond
- EPC: D

**Guide Price:**  
**£240,000**  
FREEHOLD



# 1 Vale Road, Kingskerswell, Newton Abbot, TQ12 5AE



1000s of homes sold in Teignbridge

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



# 1 Vale Road, Kingskerswell, Newton Abbot, TQ12 5AE

A modernised and well presented semi-detached house located in a sought-after residential road in the popular village of Kingskerswell and enjoying a pleasant outlook.

The property offers spacious accommodation with two bedrooms plus an office space/nursery, lounge, modern kitchen/dining room, and a modern bath/shower room. Gas central heating and UPVC double glazing are installed and outside there is a driveway along with easy to maintain gardens. Internal viewings come highly recommended to appreciate the location and accommodation on offer.

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 communication links with easy access to the A380 dual carriageway to Exeter approximately 20 miles away.

## The Accommodation:

A hardwood part obscure glazed entrance door leads to the entrance hallway with stairs to first floor. The lounge is dual aspect with UPVC double glazed windows to front and side, wooden flooring and feature fireplace. The Kitchen/dining room is a spacious dual aspect room. The dining area has a UPVC double glazed bay window to front, wood flooring and under stairs cupboard. The kitchen is extensively fitted with a modern range of grey fronted wall and base units with work surfaces, matching splashback, inset single drainer sink unit, built-in oven and hob, space for appliances, cupboard housing wall mounted gas boiler, UPVC double glazed windows and UPVC part double glazed door to outside.

Upstairs on the first floor the landing has a UPVC double glazed window to rear and access to loft. Bedroom one is dual aspect with UPVC double glazed windows to front and side enjoying pleasant views over Kingskerswell. Bedroom two has a UPVC double glazed bay window to front and laminate flooring. There is also a study/nursery with UPVC double glazed window to rear. There is a modern bath/shower room with suite comprising freestanding roll top bath with mixer tap, separate shower cubicle, low-level WC, vanity wash basin,

heated towel rail, part tiled walls and UPVC obscure double glazed window.

## Parking:

Single driveway at the front of the property for off-road parking.

## Gardens:

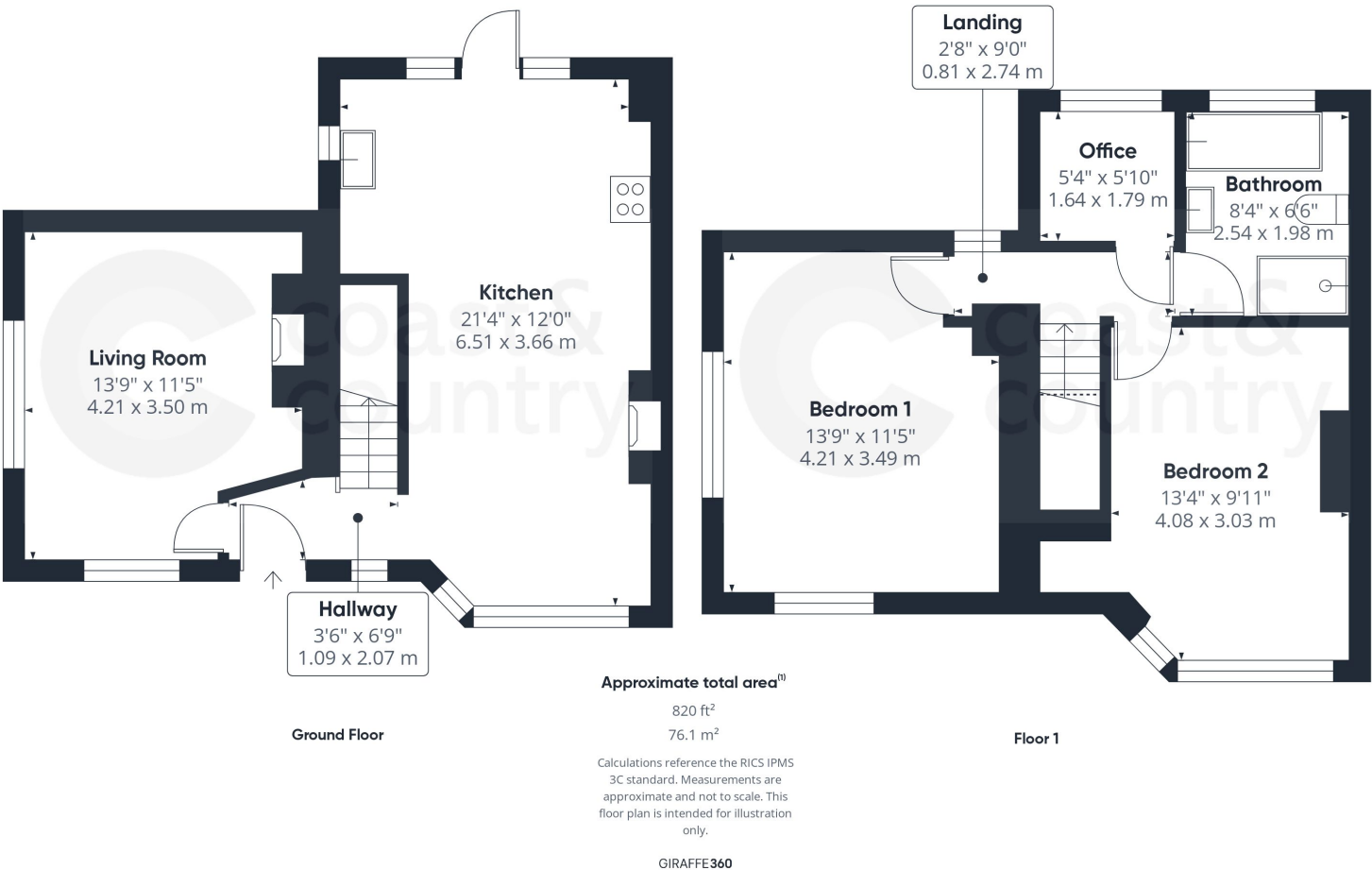
Outside to the front there is a lawned garden with steps leading to the front door. A side gate gives access to the rear garden which is enclosed with a large brick paved patio perfect for enjoying the sun/alfresco dining, patio extends along the rear and small lawned area.

## Directions:

From the A380 Penn Inn roundabout take the Torquay exit. Take the first exit left for Kingskerswell. At the roundabout take the Kingskerswell exit. Follow the road through the village and take the 6th turning on the left into Furzedown Road, and Vale Road is on the left.



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**Agents Notes:**

Council Tax: Currently Band C

Tenure: Freehold

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

This property is situated on a private road and there may be a liability for contributions towards maintenance.

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	57 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.