



18 Water Lane, Kingskerswell – TQ12 5EU

In Excess of £170,000





18 Water Lane

Kingskerswell, Newton Abbot

Charming 1 bed cottage in Kingskerswell, ideal for first-time buyers or investors. Features sitting room, kitchen, double bedroom, bathroom, garden with summer house. Upgraded to uPVC double glazing and gas heating.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A one bed character cottage
- Sitting room
- Fitted kitchen
- Double bedroom
- Bathroom/WC
- Gas central heating and uPVC double glazing
- Open views from the rear
- Good size garden
- Summer house with storage
- Sought after village location



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The property occupies a much sought after residential position within the popular village of Kingskerswell with its array of local shops, facilities and amenities. It also has easy access to the ring road which has connections to Newton Abbot, Exeter and beyond. There are local schools and easy access to both Grammar schools and Torbay Hospital. An early inspection is essential to appreciate the position the accommodation boasts.

Absolute Sales & Lettings

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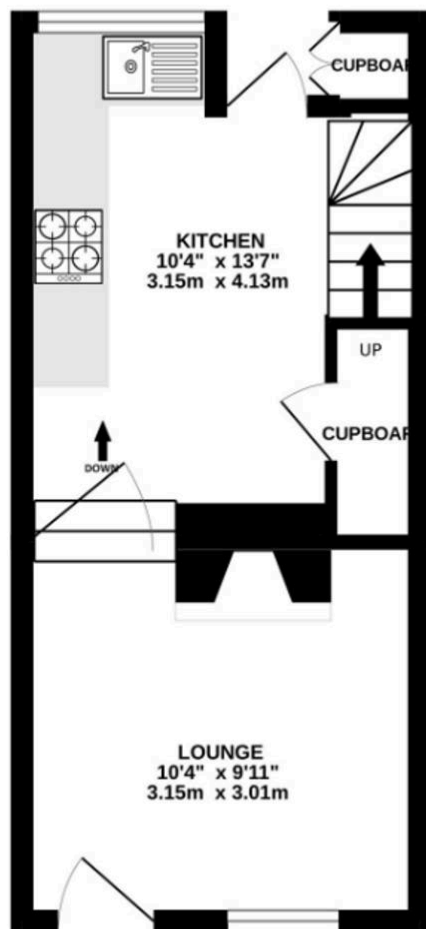
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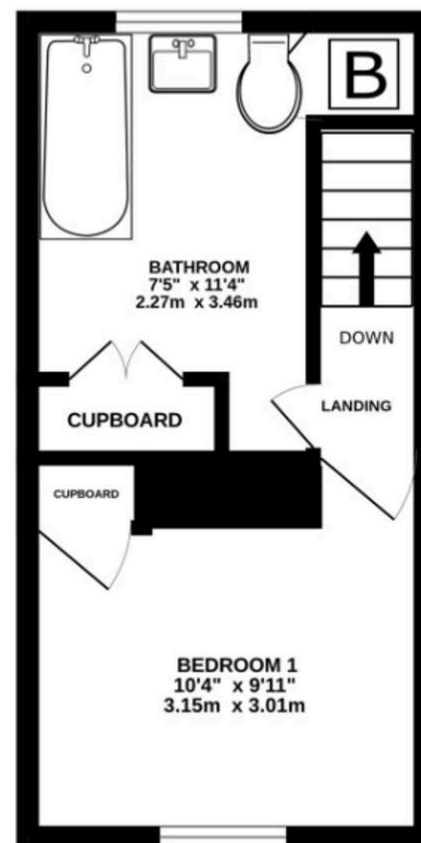


ABS

GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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