



SIMPLY GREEN

Boundary Close

TQ12 5BP

2 BEDROOM SEMI-DETACHED

- ◆ No Chain
- ◆ Driveway Parking
- ◆ Modernised Throughout
- ◆ Bright & Airy
- ◆ Open Plan Living Space
- ◆ Level Plot
- ◆ Quiet Location
- ◆ Well Proportioned Bedrooms
- ◆ Close To Local Amenities
- ◆ uPVC Double Glazing

Nestled peacefully within the tranquil cul-de-sac of Boundary Close, in the village of Kingskerswell, this beautifully presented two-bedroom semi-detached bungalow is offered to the market with no onward chain. Set on a generous level plot, the residence exudes practicality, complemented by a host of desirable features including private driveway parking and maintained gardens. Inside, the home unfolds into a bright and contemporary open-plan living space, seamlessly integrating a modern kitchen. The accommodation comprises two spacious double bedrooms, thoughtfully positioned to the rear of the property, ensuring peace and quiet for restful nights. Further enhancing its appeal, the property benefits from a stylish, fully equipped wet room.



Accommodation

Upon entering the property, you are greeted by a spacious and inviting open-plan living area. To the right, the modernised kitchen features sleek, neutral-toned gloss cabinetry, providing ample storage, soft close doors, and a generous worktop. The feature white ceramic sink with mix tap complements the space, and there is also room for a range cooker. The kitchen is partially tiled with ivory tiles and wood-effect laminate flooring. This well-designed kitchen also offers convenient access to the side porch, enhancing its practicality.

To the left, the bright and airy lounge/dining area offers a well-proportioned space, ideal for both relaxation and entertaining. Natural light floods the room, creating a warm and welcoming atmosphere. A central hallway leads to all principal rooms. The well-appointed wet room is finished with crisp white tiling, enhancing the sense of light and space. It features a walk-in shower, a pedestal wash basin, and a modern ceramic WC.

The principal bedroom is generously sized, with a large window overlooking the beautifully maintained rear garden, adding a peaceful and light-filled ambiance. The second bedroom, also overlooking the garden, offers flexible accommodation ideal for guests or family members and is equally well-sized. Additional storage is conveniently provided by a built-in cupboard located off the main hallway, completing the practical layout of this delightful home.



External Features

To the front of the property, a generously sized private driveway provides off-road parking for up to two vehicles. The well maintained front garden enhances the approach, with manicured lawn and thoughtfully arranged planting that adds a welcoming touch of greenery.

A wrap-around pathway to the right of the property leads you to the rear garden—an inviting, level outdoor space designed for both relaxation and entertaining. A neatly laid patio area offers the perfect spot for alfresco dining or quiet morning coffee, while the lush lawn provides a serene backdrop. The garden is tastefully bordered with decorative gravel and mature shrubbery, creating a sense of seclusion.

Location

The civil parish of Kingskerswell offers an idyllic village setting, combining a tranquil atmosphere with exceptional convenience. The property is ideally situated near excellent schools and a range of local amenities, ensuring everyday comforts are within easy reach. Furthermore, both the vibrant towns of Newton Abbot and Torquay are just a short drive away, providing access to a wealth of cultural, dining, and shopping experiences.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

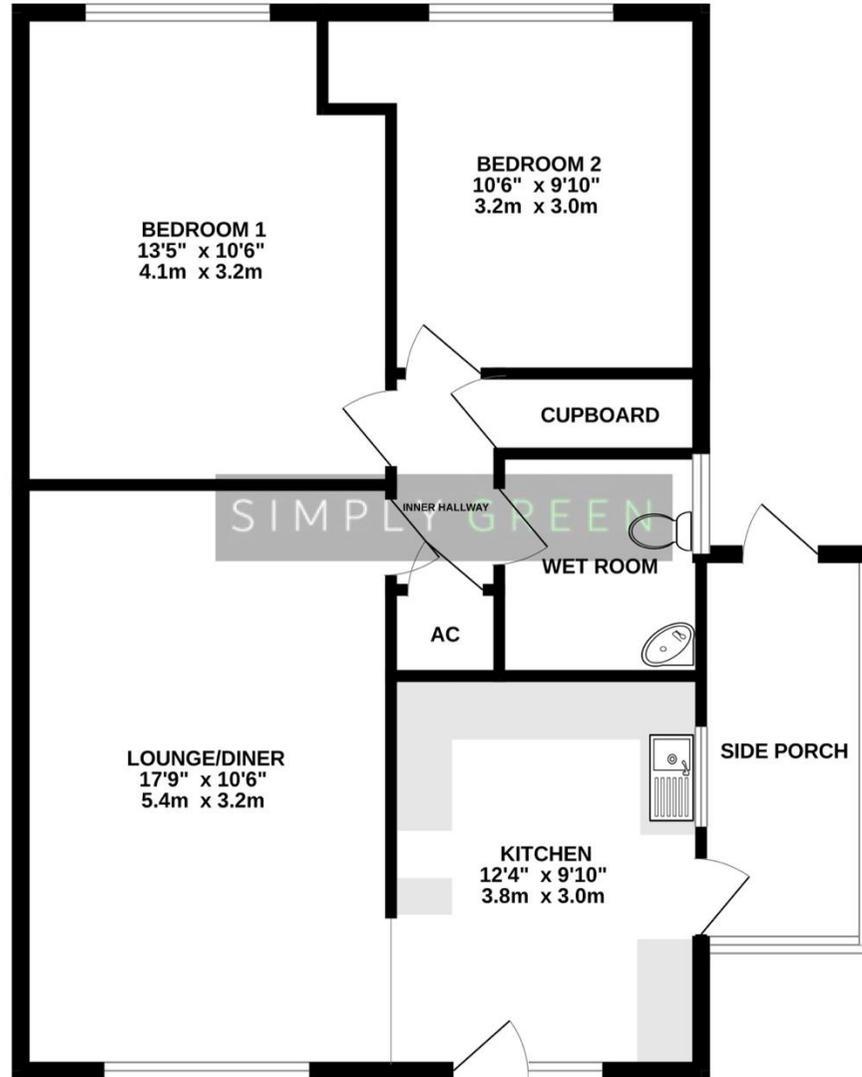
Local Authority

Teignbridge District Council



FLOORPLAN

GROUND FLOOR



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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