



Kingskerswell

2x  1x 

ENERGY RATING C69

- Video Walk-through Available
- Detached Bungalow
- 2 Bedrooms
- Lounge/Diner
- Modern Kitchen and Shower Room
- Front and Rear Gardens
- Single Garage and Driveway
- Village Location
- Tucked-Away Position
- Early Viewings Advised

Guide Price:
£325,000
FREEHOLD

11 The Roundway, Kingskerswell, Newton Abbot, TQ12 5BN



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A superbly presented and modernised two double bedroom detached bungalow situated in a popular residential road in the highly desirable 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 Marina and beach front is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village itself has excellent links and bus service to Newton Abbot and Torquay.

The Accommodation:

An obscure-glazed entrance door and side panel leads to the entrance hallway with storage cupboard and access to a loft. The lounge is dual-aspect with laminate flooring. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, built-in oven and hob, space for fridge/freezer and washing machine; windows to front and side enjoying pleasant views, and wall mounted gas boiler. Bedroom one has a uPVC double glazed window and door leading to the rear garden and laminate flooring. Bedroom two has a window to rear, and the shower room is fitted with a modern suite comprising walk-in shower cubicle, low-level WC, pedestal wash basin, heated towel rail and window.

Outside:

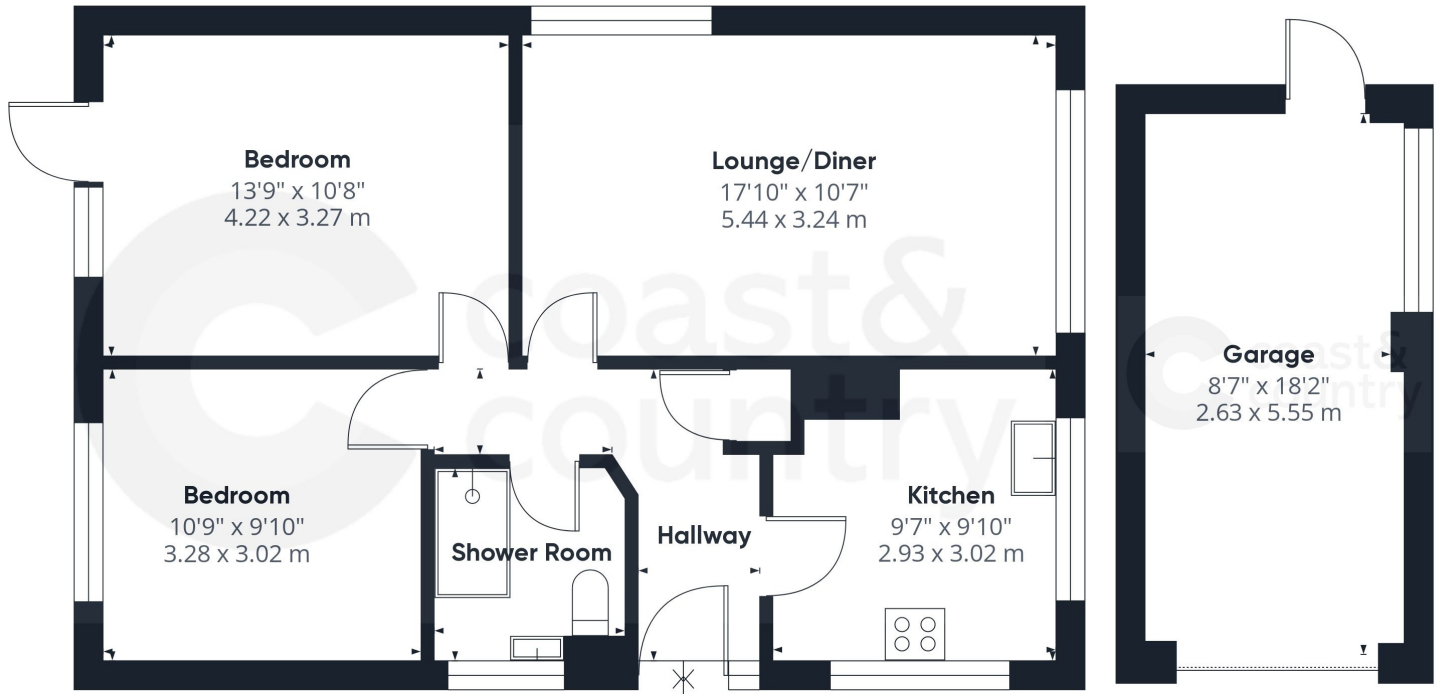
Outside there is a pathway leading to the front door with lawned area to either side, brick paved driveway providing off-road parking and suitable hardstanding for a boat or caravan. The garage has a metal up over door, window to side and courtesy door to rear. The rear garden is gravelled for ease of maintenance along with a paved patio.

Directions:

From the Penn inn Roundabout take the exit towards Torquay (A380). Take the Kingskerswell exit slip road. At the roundabout continue for Kingskerswell. Take the second right onto Coles Lane. Take the first exit on the right onto The Roundway. Turn left and the property can be found on the right hand side.



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Approximate total area

808.37 ft²

75.1 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

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		86 B
69-80	C	69 C	
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.