



## Kingskerswell

2x  1x 

ENERGY RATING  
E47

- Video Walk-through Available
- Spacious Detached Bungalow
- 2 Bedrooms & 2 Reception Rooms
- 1 Bedroom Annexe Below
- Sun Lounge & Utility
- Far-Reaching Views from the Front
- Long Driveway & Single Garage
- Landscaped Front & Rear Gardens
- Sought-After Village
- Early Viewings Advised

**Guide Price:**  
**£400,000**  
FREEHOLD

**Twelve Trees, 12 Mount Pleasant Road, Kingskerswell, Newton Abbot, TQ12 5JJ**



**1000s of homes sold in Teignbridge**

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

## Twelve Trees, 12 Mount Pleasant Road, Kingskerswell, Newton Abbot, TQ12 5JJ

An attractive two double bedroom detached bungalow with separate one-bedroom self-contained annexe situated within the desirable village of Kingskerswell. The spacious and versatile accommodation includes two reception rooms, a large kitchen/breakfast room, sun lounge, utility and bathroom. The annexe has previously been rented out and comprises lounge, kitchen/dining area, bedroom and bathroom. Gas central heating and double glazing are installed and outside the bungalow occupies a generous sized plot with gardens to front and rear and the bungalow enjoys lovely countryside views. Twelve Trees would make an ideal purchase for buyers with an elderly relative who wants to retain their independence but with family close by, those who work from home, or as an investment for letting.

The property is located in a tucked-away road 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 communication links with easy access to the A380 dual carriageway to Exeter approximately 20 miles away.

### The Bungalow:

Steps and a part-glazed entrance door and porch with windows to front and side wooden obscure glazed door with side panel to reception hall/sun lounge with seating area enjoying some lovely countryside views. Multi-glazed double doors open to the dining room with sliding patio doors to a balcony with railings making a pleasant area to sit out enjoying the pleasant view over the garden and countryside over the village. The dining area opens into the lounge with window enjoying the superb countryside view over the garden, there is also a feature stone fireplace with inset coal effect fire. A multi obscure glazed door leads to the kitchen/breakfast room with a modern range of base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for cooker, two louvre doored cupboards, window and multi obscure glazed door to the utility/rear porch with a range of base units, work surfaces, sink unit, spaces for appliances, tiled flooring, double glazed windows to rear and side and stable door to the garden. From the sun lounge, a multi glazed door leads to the inner hallway with storage cupboards and a cloakroom/WC. Bedroom one is dual-aspect with windows to rear and side and a range of fitted bedroom furniture. Bedroom two has two windows, a built-in cupboard and wash basin. There is also a bathroom with suite comprising panelled bath, separate shower cubicle, low level WC, vanity wash basin, tiled walls and flooring, and obscure window.

### The Annexe:

A part obscure-glazed hardwood-effect entrance door leads to the kitchen which has a window to front and range of base units with rolled edge work surfaces, inset single drainer sink unit, spaces for cooker and washing machine and opening to the dining area with wall cupboard and space for fridge, with door to the lounge with window to front, feature stone brickwork with polished wooden shelf suitable for TV etc. The bedroom has a window to side and range of fitted

louvre doored storage cupboards. The bathroom has a suite comprising panelled bath, low-level WC, pedestal wash basin and extractor fan.

### Gardens:

The front garden enjoys lovely countryside views and has been attractively landscaped with level lawn, well stocked shrub borders, crazy paved area with ornamental pond, seat and a wide selection of shrubs. The rear garden has also been landscaped for ease of maintenance with paved patio, steps to three lawned areas, further paved patio with summerhouse and greenhouse.

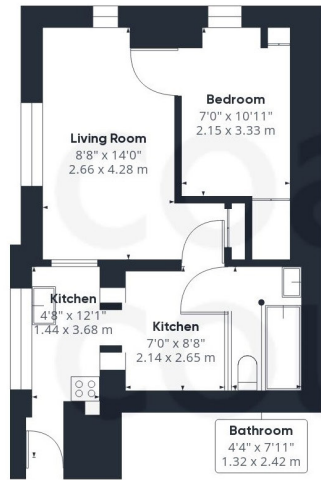
### Parking:

Double gates and driveway with raised stone border providing ample parking leads to a detached garage with metal up and over door.

### Directions:

From the A380 Penn Inn roundabout at Newton Abbot take the A380 for Kingskerswell / Torquay. Take the Kingskerswell slip road exit. At the roundabout continue straight ahead for Kingskerswell village and follow the road for about a mile, passing the 'Hungry Horse' on the left hand side. Continue straight ahead and then turn left after the Hare and Hounds into Southey Lane and turn second right into Mount Pleasant Road.





Annexe

Approximate total area<sup>(1)</sup>

1654.36 ft<sup>2</sup>

153.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Bungalow

Agents Notes:

Bungalow Council Tax: Currently Band D

Annexe Council Tax: Currently Band A

Tenure: Freehold

Bungalow EPC: E47 potential B83

Annexe EPC: D67 potential C74

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

Maintenance Charge for private road: Currently £100 per annum.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 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.