



Kingskerswell

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ENERGY
RATING
C71

- Video Walk-through Available
- Attractive Detached House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Driveway and Garage
- 2 Bathrooms & Additional WC
- Front and Rear Gardens
- Fringes of Popular Village
- Cul-de-sac Position

Guide Price:
£395,000
FREEHOLD

16 Huxley Vale, Kingskerswell, Newton Abbot, TQ12 5ED - Draft



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A modern detached four-bedroom house with attractive face brick elevations located in a highly desirable cul-de-sac development on the rural fringe of Kingskerswell, an integral garage and driveway in front providing parking, the home has a lovely garden at the rear which is privately enclosed with lawn and patio.

Huxley Vale is located on the Torquay side of Kingskerswell itself offering an excellent range of local amenities including a primary school, various pubs/restaurants, ancient church, small supermarket and various shops. The neighbouring towns of Torquay and Newton Abbot offer extensive shopping, business and leisure facilities.

The Accommodation:

Stepping inside, the property offers accommodation over two floors with the ground floor having a hallway with stairs to the first floor, a useful guest cloakroom with W/C and basin off. The lounge with a feature gas fireplace as its main focal point, the lounge also has internal double-glazed doors to the dining area which is a squared room with sliding doors leading to the garden. To the rear of the property is the kitchen which has a wall mounted electric oven, sink in front of the window, separate gas hob and ample worktop and storage space. Off the kitchen is the utility with storage space, space for the washing machine and access to both the garden and the integral garage. The garage completes the ground floor which is a traditional single garage with up-and over garage door, power and lighting.

Upstairs there is the central landing, to the left are two good sized single bedrooms, the one to the front has its own built-in single wardrobe. The family bathroom is in the centre of the upstairs and is a traditional suite with bath, toilet and sink installed. To the right of the property the second bedroom is a good-sized double with fitted wardrobe and overlooks the rear garden. The main bedroom is an excellent sized double bedroom with double fitted wardrobes and its own shower en-suite including WC and basin. The property has been a well-used family home and could now benefit from a gentle refurbishment to bring it into modern tastes. The property is fully double glazed and has gas central heating.

Outside:

The property has a level lawn which is private with a raised area to the back providing a good flower bed, there is a patio off the back of the property and side access. The front garden is mostly laid to lawn with a couple of mature shrubs to one side opposite the driveway.

Parking:

Driveway leading to a single garage with an up-and-over door, power, and lighting, offering additional storage space.

Directions:

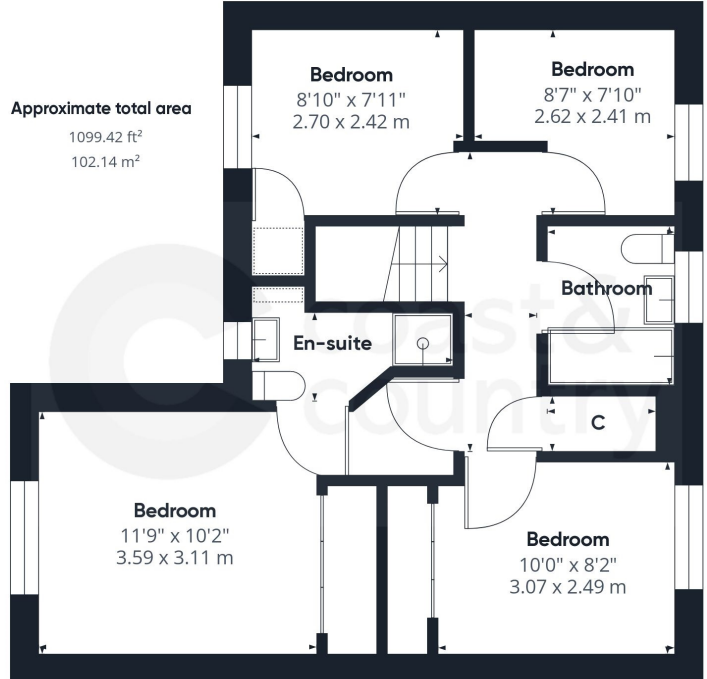
From the Penn Inn roundabout take the A380 towards Torquay. Leave at the first exit and at the roundabout take the first exit onto Newton Road. Follow the road and at the cross roads take the right hand turn and then second right. At T junction turn left and then right at the roundabout. At the next T junction turn left and then continue until you will see Huxley Vale on the right hand side.



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Ground Floor



Floor 1

Approximate total area
1099.42 ft²
102.14 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 E

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		82 B
69-80	C	71 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.