



Jurys Corner Close, Kingskerswell, Newton Abbot

£159,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

20 JURYS CORNER CLOSE, KINGSKERSWELL, NEWTON ABBOT  
Restricted age bungalow | Convenient for village amenities | Well-presented accommodation  
Entrance porch Hallway | Open plan sitting room and kitchen

In a popular development in the sought-after village of Kingskerswell the property offers a beautifully presented restricted age bungalow with an enclosed garden at the rear. Jurys corner is conveniently situated for the amenities of Kingskerswell and local bus route, number 12 bus route linking the towns of Newton Abbott, Torquay, Paignton and Brixham. The development is accessed from Barnhill Road via a communal space which offers parking on a first come first served basis, gardens with an attractive stream track water feature. At the front is a lawn garden with concrete pathway leading to the entrance porch. Once inside, the entrance hall with utility cupboard housing the washing machine opens into a fantastic open plan sitting room and kitchen with double doors opening onto the enclosed rear garden which enjoys southerly aspect. There are two bedrooms (one double and one single) and a modern shower room/W.C. Heating is provided via electric radiators and windows are uPVC double glazed. An internal inspection is highly recommended in order to appreciate this superb property and the convenient village location.

The village of Kingskerswell lies between Torquay and Newton Abbot and offers a range of local amenities including Coop/General store, Post Office, Health Centre & Pharmacy, Hair Salons, public houses. Kingskerswell is also on a main bus route and offers superb transport links for Torbay and A380 for Exeter, M5 & beyond.

The Accommodation Comprises

**ENTRANCE PORCH** - 1.12m x 0.86m (3'8" x 2'10") Light point, UPVC obscure glazed door to

**ENTRANCE HALL** Textured ceiling with pendant light point, wall mounted electric heater, utility cupboard with the washing machine and with shelving over. Opening to

**OPEN PLAN SITTING ROOM & KITCHEN** - 5.16m x 3.12m (16'11" x 10'3")

**SITTING ROOM** Coved textured ceiling with light point, uPVC double doors opening onto the rear garden, wall mounted electric heater, TV connection point,



**KITCHEN** Skylight and inset spotlights, fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, eyelevel cabinets, built-in electric hob, built-in fridge and freezer.



**BEDROOM ONE** - 3.25m x 3m (10'8" x 9'10")  
 Coved textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator.



**BEDROOM TWO** - 3.15m x 1.78m (10'4" x 5'10")  
 Textured ceiling, pendant light point, uPVC double glazed window to front aspect.

**SHOWER ROOM/W.C** - 2.03m x 1.6m (6'8" x 5'3")  
 Textured ceiling with velux window, large shower cubicle with sliding door and electric shower, wall mounted wash hand basin with splashback, close coupled W.C, wall mounted electric panel heater.



## OUTSIDE

**FRONT** To the front of the property is a lawn garden with concrete pathway leading to the front door. Storage cupboard with shelving and housing electric meter and consumer unit.

**REAR** To the rear of the property and access from the sitting room double doors is a low maintenance enclosed garden, paving and timber fence with timber garden shed, outside tap and extendable sun blind.



## TENURE - FREEHOLD

£155pcm service charge  
 Buyer needs to be 58 years and older  
 No ground rent

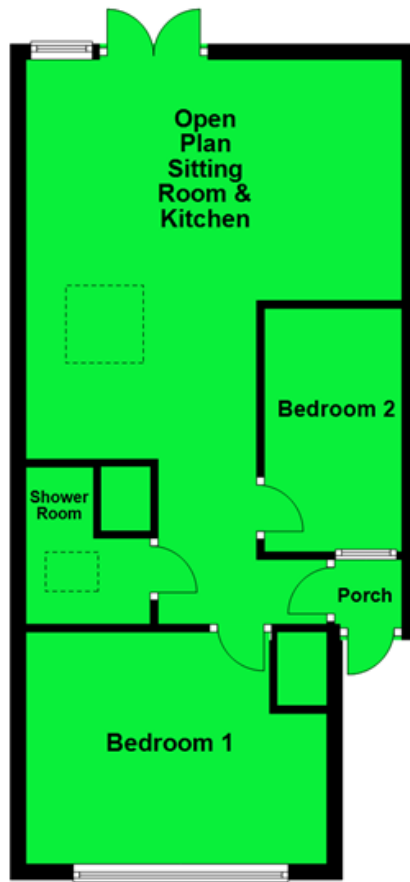
Age: 1990s' (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B	Tenure: Freehold
EPC Rating: D	
Services - Mains electric, water & sewerage, no gas	
Broadband - Standard, Superfast, Ultrafast. Mobile Network – Indoor - EE, Vodafone voice & data limited, Three, O2 voice & data likely. Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Storage cupboard	Gas Meter Position: N/A
Boiler Position: N/A	Water: Meter
Loft: Part boarded, insulated, light	Rear Garden Facing: South West
Total Floor Area: approx. 48 Sqm	Square foot: approx. 516sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

### Floor Plan



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

W657 Printed by Ravensworth 01670 713330