



Kingskerswell

3x  2x 

ENERGY
RATING
D64

- Video Walk-through Available
- Immaculately Presented
- Detached Bungalow
- 3 Bedrooms (1 en-suite)
- Sitting Room & Sun Room
- Large Kitchen/Diner
- Family Bathroom
- Integral Garage
- Ample Off Road Parking
- Popular Village Location

Guide Price:
£370,000

FREEHOLD

4 Southey Crescent, Kingskerswell, Newton Abbot, TQ12 5JQ



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A very well presented detached bungalow, offering generous living spaces and a low-maintenance lifestyle, perfectly situated in the sought-after village of Kingskerswell. Known for its strong community feel and excellent local amenities, residents enjoy easy access to local shops, eateries, and good primary schools. Kingskerswell provides convenient transport links to the market town of Newton Abbot and the coastal towns of Torbay, with the A380 dual carriageway nearby for connections to Exeter and the M5. The surrounding area also offers lovely walks and green spaces.

This beautifully maintained home features three well-proportioned bedrooms, a contemporary bathroom, and an additional en-suite shower room, providing comfort and convenience. The heart of the home is a spacious kitchen/diner, ideal for family gatherings and entertaining, which flows seamlessly into a bright sun room overlooking the rear garden. A separate sitting room offers a cosy retreat, while a dedicated utility room adds practicality. The property further benefits from an integral garage and ample off-road parking for several vehicles.

The Accommodation:

Stepping inside, the entrance hall has beautiful tiled flooring, door to sitting room which offers a double-glazed bay window to the front aspect, wood burner and TV aerial point. The main bedroom is generous in size with double-glazed bay window to the front, space for wardrobes and door to en-suite. The en-suite has three piece matching white suite comprising, low level close coupled WC with push button flush, hand wash basin and large shower with sliding glass door. The well appointed spacious kitchen/diner benefits from matching wall, base and drawer units with square edged work surfaces over, inset sink with drainer, double-glazed window to the rear aspect, built in five ring gas hob with extractor hood, built in fridge/freezer and dishwasher. Archway opens to utility with space and plumbing for washing machine, inset stainless steel sink with matching drainer, wall mounted boiler controlling the central heating system and door to rear garden. The dining room opens to the sun room with double-glazed window on all sides and sliding doors providing access to the rear garden. The ground floor also benefits from a further double bedroom and a well presented family bathroom, from the inner hall there are a few steps up to the third bedroom with large walk-in storage space which could be used as a small study.

Outside:

The rear garden is designed for easy maintenance, offering an enclosed space to enjoy outdoor living. Over several levels there is patio seating areas, raised pond, artificial grass and decking. Door to under house storage and access to the front via both sides. A freestanding bar/hobby room provides versatile extra space for your leisure pursuits with built in bar, light, power and window to the side. The front is mainly laid to gravel with a central path to the front door.

Parking:

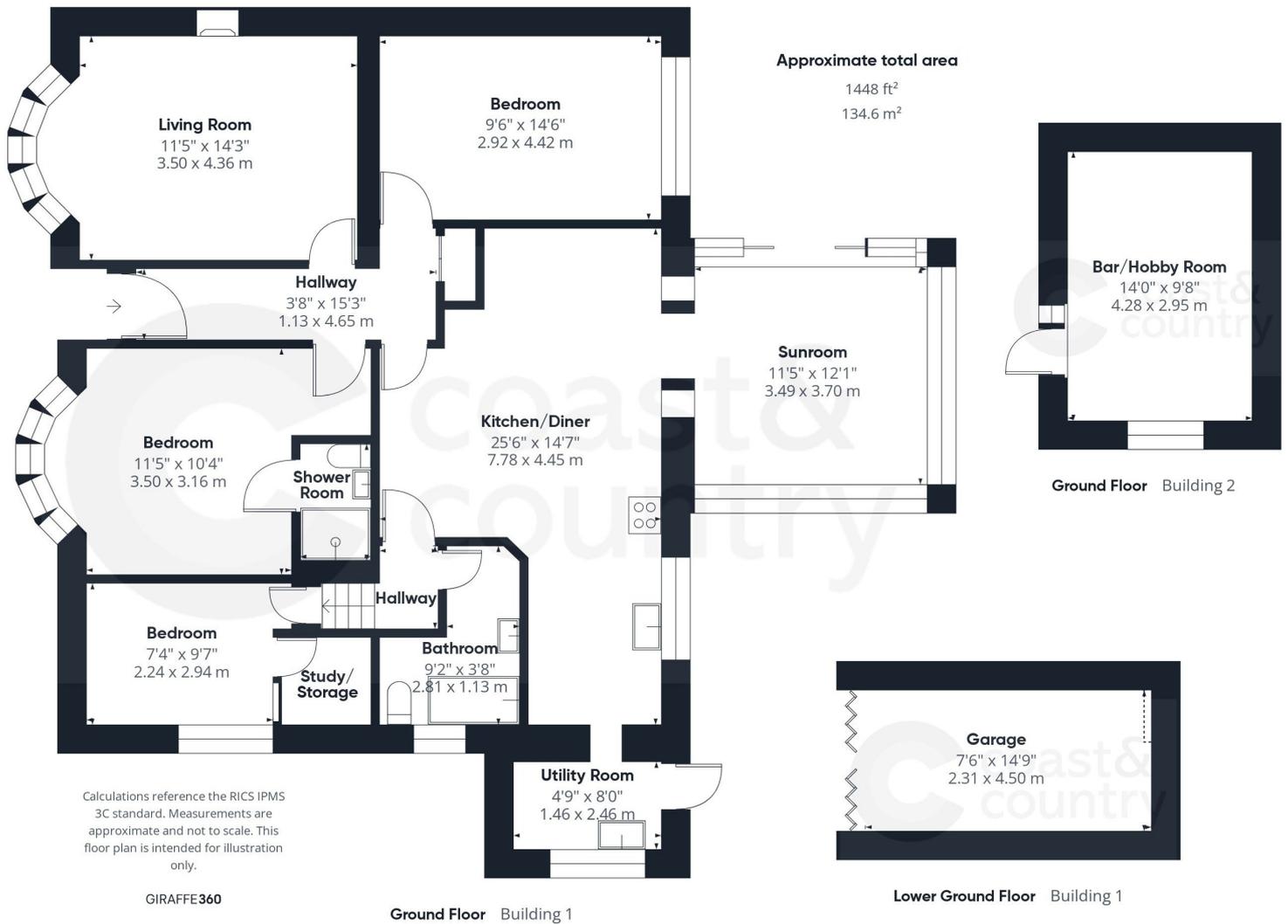
An integral garage and a two large gravel areas to provide ample off-road parking for several vehicles.

Directions:

From Newton Abbot Penn Inn roundabout, take the Torquay exit and merge onto the A380. Take the first exit for Kingskerswell and at the round about take the first exit into Kingskerswell. Follow the main road through the village and take the third left after the Sloop Inn/Hungry Horse into Southey Crescent. The property can be found on the right.



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Agents Notes:

Council Tax: Currently Band D

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		
69-80	C		72 C
55-68	D	64 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.