



Kingskerswell

2x  2x 

ENERGY RATING E46

- Video Walk-through Available
- Semi-detached Home
- Sitting Room
- Shower Room and Bathroom
- Kitchen and Utility Room
- 2 Ground Floor Bedrooms and 2 Loft Rooms
- Conservatory
- Enclosed Level Rear Garden
- Garage And Ample Off Road Parking
- No Upward Chain

Guide Price:
£325,000

FREEHOLD

4 Manor Gardens, Kingskerswell, Newton Abbot, TQ12 5HF



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A spacious semi-detached home nestled in the desirable location of Manor Gardens situated in the sought after village of Kingskerswell,. Much improved by the completion of the South Devon link road, the village offers a wide selection of amenities including: a supermarket, medical centre, primary school, restaurants and public house, parade of shops and a church. This property is located in an area offering good access to Torquay, Newton Abbot and beyond. A timetabled bus operates to both Newton Abbot and Torquay, the mainline railway station is around 10 minutes away by car and you can normally reach Exeter city centre or airport in 45 minutes.

The Accommodation:

Upon entering through the enclosed entrance porch, you are welcomed into the inviting entrance hall. The ground floor features a well-appointed four suite bathroom comprising panelled bath, low level close coupled WC with push button flush, large shower with glass door and hand wash basin with cupboards below. Two double bedrooms to the front aspect, bright sitting room overlooking the rear garden with double doors, utility with space and plumbing for washing machine and tumble dryer. Adjacent to this, the fitted kitchen has matching wall, base and drawer units, roll edged work surfaces over, inset porcelain sink with matching drainer and space for American style fridge/freezer. There is a door to the conservatory providing access to the rear garden and the driveway. Ascend to the upper level to find a shower room and two versatile loft rooms, offering potential for various uses such as a home office, hobby space, or additional storage.

Outside:

Externally, the property boasts an enclosed, level rear garden with pond, lawn, and patio seating areas providing a private outdoor space for relaxation or entertaining.

Parking:

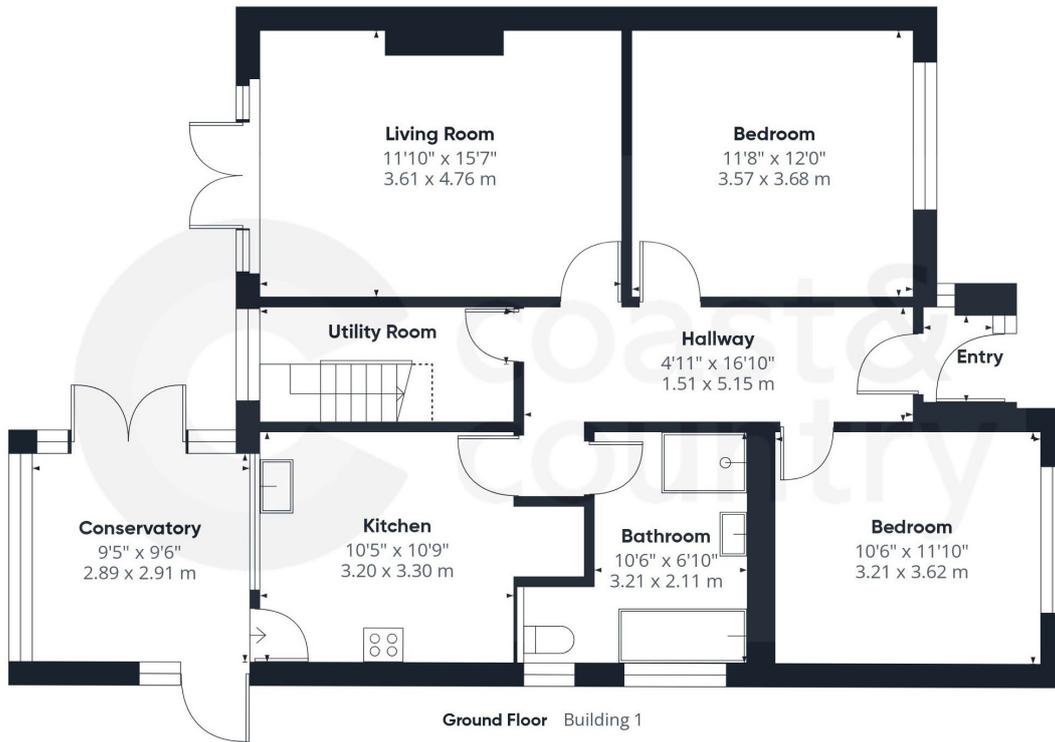
Parking is ample, with a single garage and a paved driveway offering generous off-street parking for several vehicles.

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 right after the Sloop Inn/Hungry Horse into Manor Gardens. The property can be found on the left hand side.



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Approximate total area

1354 ft²
125.8 m²

Reduced headroom

95 ft²
8.8 m²

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
69-80	C		78 C
55-68	D		
39-54	E	46 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 ± 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.