



Kingskerswell

3x 1x

ENERGY RATING TBC

- Video Walk-through Available
- Semi-Detached Family Home
- Lounge
- Dining Room
- Kitchen

- Sun Room
- 3 Bedrooms (2 doubles and 1 single)
- Bathroom And Separate WC
- Large Driveway And Double Garage
- Front And Rear Gardens

OIRO Price:
£400,000
FREEHOLD

20 Priory Avenue, Kingskerswell, Newton Abbot, TQ12 5AQ



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An attractive semi-detached family home situated in the popular village location 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:

The property is entered via an enclosed entrance porch with double-glazed windows and tiled flooring, which leads through a timber door into a welcoming entrance hall. This space features a characterful side window and substantial under-stairs storage, providing access to the principal reception rooms. To the front, the bright and airy sitting room is centred around a focal fireplace with a timber mantle and a double-glazed bay window. To the rear, the kitchen is fitted with a range of matching units, wood-effect flooring, and a side-aspect window. The dining room is seamlessly connected via an archway which offers a feature gas fire and opens into a versatile sunroom and utility space, which boasts French doors to the garden and plumbing for laundry appliances. On the first floor, a landing with a large storage cupboard and loft access leads to three well-appointed bedrooms. The principal bedroom is a generous double, offering stunning, elevated views across the surrounding countryside toward Dartmoor. The second double bedroom overlooks the rear garden, while the third single bedroom also enjoys the far-reaching front views. These rooms are served by a family bathroom, which includes a panelled bath with an electric shower and a cupboard housing the combination boiler, along with a conveniently located separate WC.

Parking:

An expansive double-width driveway provides off-road parking for 5 to 6 vehicles and a substantial double garage equipped with an electric roller door, power, lighting and a personal door for rear garden access.

Gardens:

To the rear, the garden is arranged over two main levels with lawn and patio seating areas, enclosed by stone walls and panel fencing. Practical additions include an external WC, garden tap and storage cupboard. The front garden features a level lawn with a low-level stone wall and central flower beds with side access to the rear.

Directions:

From the Penn Inn roundabout take the A380 South Devon Highway for Torquay / Kingskerswell. Take the Kingskerswell exit and at the roundabout continue straight ahead for Kingskerswell along the old Newton Road. Take the fifth junction on the left into Priory Avenue (before the petrol station) The property can be found on the right hand side towards the top of the road.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

Floor Plans - For Illustrative Purposes Only

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.