



Kingskerswell

3x 1x

ENERGY
RATING
TBC

- Video Walk-through Available
- Semi-Detached House
- Desirable Location
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms (Two doubles and one single)
- Bathroom and Separate WC
- Garage and Driveway Parking
- Front and Rear Gardens

Asking Price:
£335,000
FREEHOLD

26 Broadgate Road, Kingskerswell, Newton Abbot, TQ12 5DB



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An attractive bay fronted semi-detached 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:

An open storm porch and uPVC double-glazed door welcomes you into a bright entrance hall, featuring useful under-stairs storage, stairs rising to the first floor and direct access to the main ground floor rooms. The sitting room is situated at the front of the home, centred around a feature gas fire and detailed with traditional picture rails. A large uPVC double-glazed bay window floods the room with natural light. Positioned to the rear, the separate dining room provides a dedicated space for family meals, complete with its own gas fire and a window overlooking the garden. The adjacent kitchen is fitted with a practical range of wall, base, and drawer units, incorporating a stainless-steel sink and matching drainer. This room is finished with vinyl tile-effect flooring, a radiator, and a rear-facing double-glazed window.

The first-floor landing features a window to the side aspect, access to the loft space, and doors leading to all rooms. The primary double bedroom boasts an impressive, double-glazed bay window to the front and is warmed by two radiators. The second double bedroom overlooks the rear garden and benefits from an integrated pedestal washbasin with a mixer tap. The third room is a versatile single bedroom with a front-facing window and a radiator. Servicing the bedrooms is a partially tiled family bathroom fitted with a panel bath, a wall-hung hand washbasin, and a radiator. A built-in cupboard houses the combination boiler and provides slatted linen shelving. A separate cloakroom sits adjacent, featuring a low-level close-coupled WC with a push-button flush, tile-effect flooring, and an obscure-glazed window.

Parking:

The front of the property is secured by double wrought iron gates that open onto a concrete driveway. This private driveway provides convenient, off-road parking for two vehicles. Further secure parking or storage is available in the attached garage, which is accessed via a traditional up-and-over front door and features built-in strip lighting.

Gardens:

The property is set back behind a low-level brick wall. Alongside the driveway sits a lawned area bordered by decorative plant beds and a central feature flower bed.

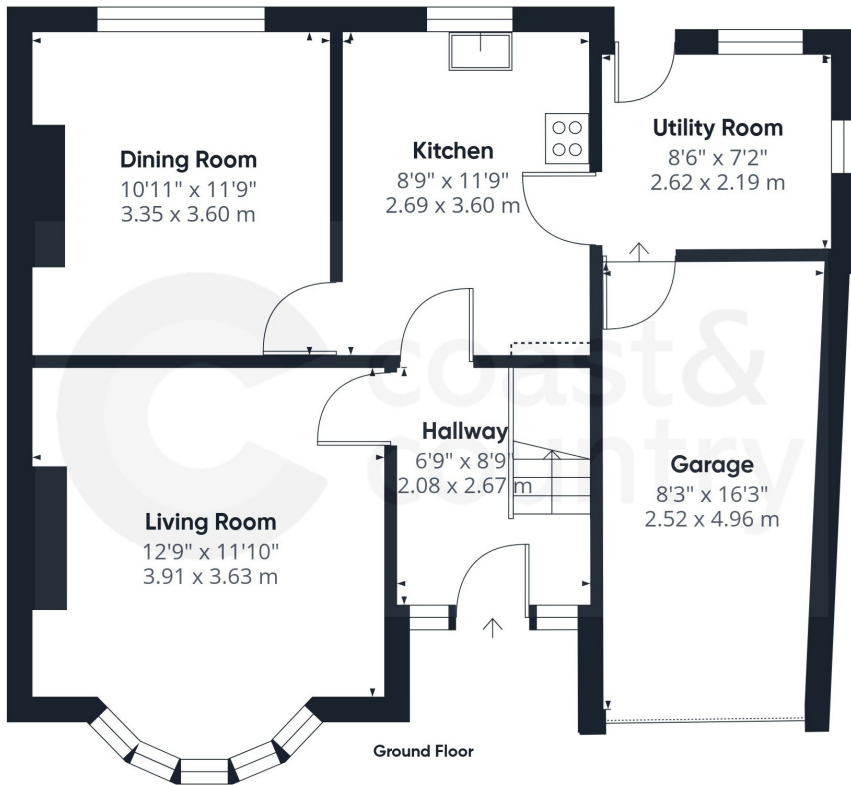
To the rear of the garage, a personal door connects to a lean-to utility space. A uPVC double-glazed door leads from here directly into the attractive, tiered rear garden. The outdoor space is split across two distinct lawned levels. A patio area provides space for outdoor seating and entertaining, surrounded by established plant beds and mature shrubs. Practical external storage is well-catered for, featuring both a timber garden shed and a substantial, block-built outbuilding.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 Torquay Road for Kingskerswell. Follow the road for approximately 2 miles. Turn right at the crossroads into Barnhill Road and then take the first right into Broadgate Road, the property can be found towards the end of the road on the right hand side.



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Approximate total area⁽¹⁾

1107 ft²
103 m²

Reduced headroom

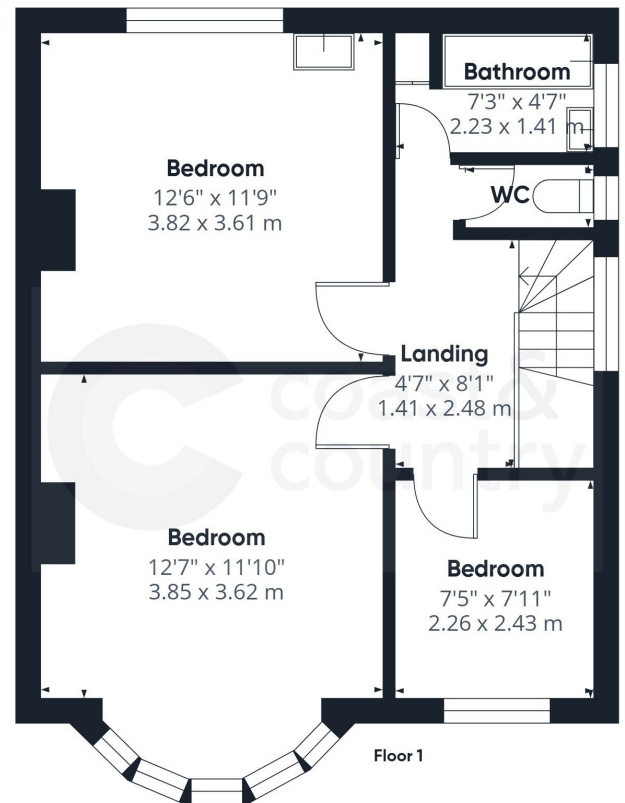
1 ft²
0.1 m²

(1) Excluding balconies and terraces

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.

This property awaits first registration.

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.