



Kingskerswell

3x 2x

ENERGY RATING TBC

- Video Walk-through Available
- Detached Bungalow
- Ground Floor Bathroom
- Entrance Hall
- 3 Bedrooms (En-suite shower room)
- Sitting Room
- Kitchen
- Utility/Garden room
- Front & Rear Gardens
- Driveway Parking & Garage

Guide Price:
£400,000
FREEHOLD

24 Avenue Road, Kingskerswell, Newton Abbot, TQ12 5BD



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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This property is situated on Avenue Road, a highly sought-after and quiet residential street in the heart of the village of Kingskerswell. Ideally located between Newton Abbot and Torquay, the village offers a perfect blend of rural charm and modern convenience, providing excellent access to local amenities, primary schooling, and main transport links. The home benefits from beautiful, far-reaching views over the surrounding South Devon countryside, with the first-floor rooms boasting clear, elevated vistas across towards Dartmoor.

The Accommodation:

The ground floor opens into a welcoming entrance hall fitted with practical laminate flooring, recessed ceiling spotlights, and a useful under-stairs storage cupboard. Positioned at the front of the property, the spacious sitting room features wood-effect flooring, picture rail, wood burner, a TV aerial point and a large, double-glazed bay window that floods the space with natural light. The kitchen is well-equipped with a matching range of wall, base, and drawer units with roll-edge worktops, a sink with a monobloc mixer tap, a built-in four-ring electric hob with an extractor hood, and an integrated oven/grill, fridge, and dishwasher. This space also includes an integrated wine rack, inset spotlights, laminate wood-effect flooring, a side-aspect double-glazed window, and a door leading through to the utility space. This bright, utility/garden room area is wrapped in double-glazed windows and features a rear door to the garden, a counter with worktop space, and plumbing and space for both a washing machine and a base fridge. The primary bathroom on this floor is fully tiled to the walls and floor, comprising a panelled bath with an electric shower and glass screen over, a low-level close-coupled WC with a push-button flush, hand wash basin with vanity cabinet and monobloc mixer tap. It also provides a linen cupboard with slatted shelving, directional ceiling spotlights, a heated towel rail, and an obscure double-glazed window to the rear. Accommodation on this level continues with bedroom one - a generous double bedroom featuring a smooth-finish ceiling, built-in wardrobe with a hanging rail, a TV aerial point, and a dual-aspect uPVC double-glazed bay window looking to the front and window to the side. Completing the ground floor is the third bedroom/dining room, finished with laminate wood-effect flooring, a picture rail, and double-glazed double doors opening directly onto the rear garden.

Stairs rise from the entrance hall to the first floor, which strictly hosts the second bedroom suite. Bedroom Two is a bright and airy double bedroom equipped with an over-stairs storage cupboard containing a radiator, inset ceiling spotlights, a TV aerial point, and two Velux windows that frame the beautiful countryside views towards Dartmoor. This bedroom enjoys the convenience of a dedicated en-suite shower room, which houses a three-piece matching white suite. This includes a low-level close-coupled WC, a wall-hung washbasin with a vanity cabinet, and a built-in mains-fed shower enclosed by a bifold glass door. The en-suite is finished with laminate wood flooring, partially tiled walls, an extractor fan, inset spotlights, a heated towel rail, and an obscure Velux window.

Parking:

The property boasts excellent parking facilities, with a large gravel driveway to the front leading to a single garage.

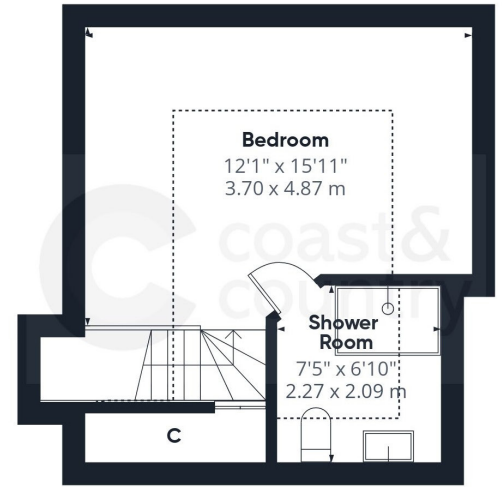
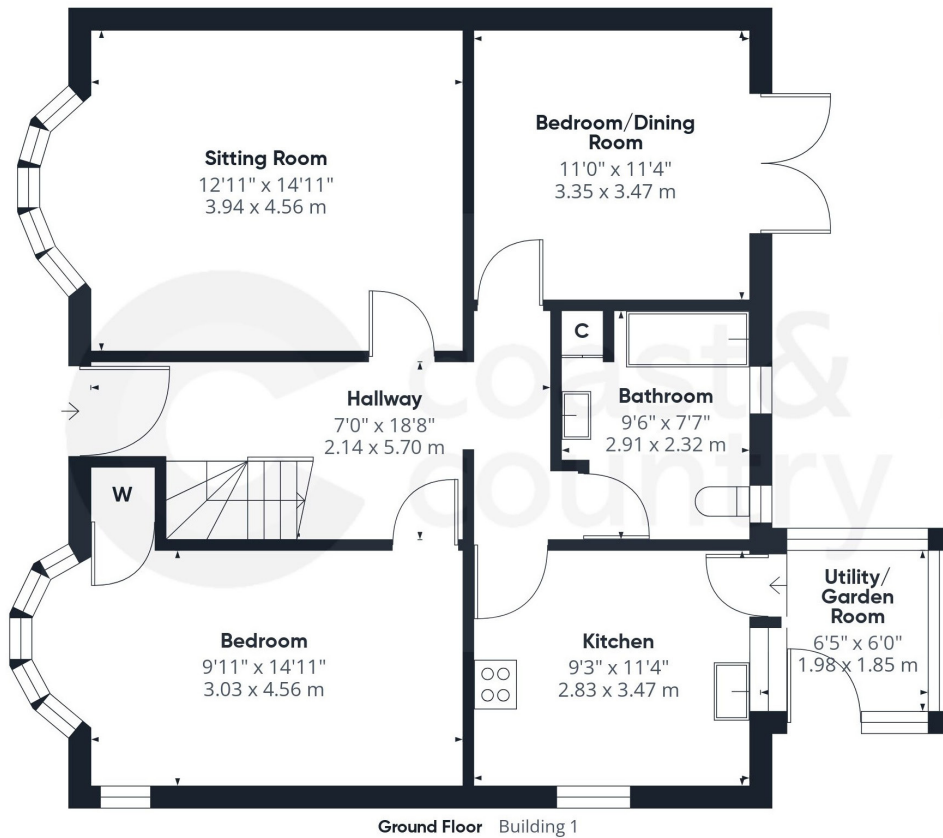
Gardens:

To the front, the property features a neat garden enclosed by a low-level brick wall and panel fencing, presenting a laid lawn with bordering plant beds and a gravel path leading to the steps of the front entrance door.

The rear garden is fully enclosed by a robust mix of block walls and panel fencing to provide excellent privacy. This beautifully arranged space offers a level laid lawn, an ordering gravel bed, various well-stocked plant beds, and a charming garden pond. There are mature shrubs and bushes scattered throughout, alongside a dedicated patio seating area perfect for outdoor dining. Secure pedestrian access to the front of the property is available from both sides of the house via timber gates, with an additional side strip.



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Floor 1 Building 1

Approximate total area

1238 ft²
115.1 m²

Reduced headroom

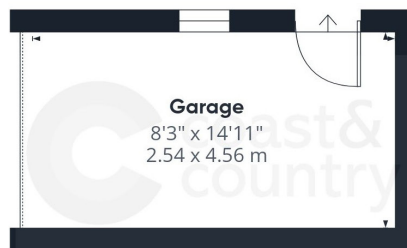
144 ft²
13.4 m²

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



Ground Floor Building 2

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Third bedroom currently being used as a dining room.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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

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.