



NEWTON ROAD, KINGSKERSWELL, NEWTON ABBOT

GUIDE PRICE £525,000 Freehold

A wonderful family property is being marketed for the first time in 29 years. The property offers spacious accommodation throughout and a lovely sized private garden. Further features include ample parking and a detached garage/workshop. An internal viewing is highly recommended,

- 1930's Semi Detached House
- 4 bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Large Gardens
- Garage/Workshop

This unique spacious semi detached house is located in the popular village of Kingskerswell on Newton Road.

The property offers spacious accommodation throughout and is the perfect property for a growing family.

A real feature is the larger than average sized private garden and the potential for extensions, subject to the necessary planning consents.

Viewings are highly recommended to appreciate the location and accommodation this lovely property offers.

Kingskerswell offers convenient access for both the A380 to Torquay and Exeter. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell offers a wide range of amenities including shops and a small CoOp, a health centre, church, public houses/restaurants and a primary school.

Accommodation. Timber framed glazed and lead door leads through to an entrance porch with a picture rail and a timber framed glazed door leading through to the generous sized entrance hallway.

The entrance hallway is a welcoming open space with a grand staircase rising to the first floor with an understairs cupboard, picture rails and doors to principal rooms and downstairs WC, with an original glazed window low level WC, vanity unit with wash hand basin and tiled splashbacks.

The accommodation continues from the entrance hallway to a utility room with a uPVC double glazed window, stainless steel single drainer single bowl sink inset with laminate worktops and a range of modern matching base cupboards, drawers and fitted matching wall cupboards with part tiled walls. There is also plumbing for the washing machine and a wall mounted gas boiler.

The accommodation flows through from the entrance hallway to a separate dining room with a uPVC double glazed bay window to the side aspect. Further features include a picture rail and a feature fireplace.

The separate living is a lovely open space with a uPVC double glazed bay window overlooking the large rear gardens. There is a further uPVC double glazed window to the side aspect, with picture rails and a feature fireplace with a fitted wood burner.

A set of original timber framed obscure glazed lead patterned doors lead to a rear porch which offers hanging space, picture rail and further original timber framed double lead patterned glazed doors leading to the rear garden.

From the entrance hallway, it leads through to a kitchen/breakfast room benefitting a uPVC double glazed window and stainless steel 1 & 1/2 bowl sink inset sink single drainer, part tiled walls, laminate worktops and a range of modern matching base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a stainless steel 5 ring gas hob with stainless steel extractor hood above and an integrated stainless steel double electric oven, dishwasher and space for an American style fridge freezer. There is also a breakfast bar, tiled flooring, inset spotlights and a set of uPVC double glazed French patio doors that lead to the patio garden for entertaining friends and family and the large south facing garden.

First floor accommodation. An open landing area with picture rail and doors to principal rooms with uPVC double glazed side window.

Four bedrooms can be found on the first floor. The master bedroom is a generous sized double room with a uPVC double glazed bay window overlooking the attractive garden with a further uPVC double glazed window to the side aspect, picture rail, inset spotlights and a door that leads to an ensuite shower room with part tiled walls, a double width shower cubicle wash hand basin, WC, inset spotlights and an extractor fan.

The second bedroom is also double in size with a uPVC double glazed window to the side aspect, inset spotlights and wooden panelled flooring.

The third bedroom is a double room with a uPVC double glazed window to the rear, maximising the views across the rear garden with a picture rail and inset spotlights.

The fourth bedroom is single in size with a uPVC double glazed window with views across the garden and a picture.

The accommodation concludes with a larger than average family bathroom benefitting a uPVC obscure double glazed window, part tiled walls, deep fill bath with central taps, separate shower cubicle, a wash hand basin, WC, wall mounted heated towel rail, access to the loft space, inset spotlights and wooden panelled flooring.

Outside

A real feature of the property is the larger than average sized south facing garden. The first part is laid to an expanse of paved patio area, which is the ideal place to entertain family and friends with access to the kitchen/breakfast room via a set of uPVC double glazed French patio doors. There is also access to the rear porch via an original set of double wooden glazed lead patterned doors.

A paved path borders the property with a bordering lawned garden and mature shrubbery.

A hardstanding path borders the opposite side of the property with a timber shed, outside tap and access to the driveway, providing parking for multiple vehicles and a garage/workshop with lighting and power points.

The rear gardens continue from the patio area to the large expanse of level lawned gardens with bordering timber fencing and mature hedging and mature tree. A hardstanding path and wrought iron gate leading to the public footpath.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions

From Newton Abbot town centre, proceed heading towards Penn Inn roundabout. Upon reaching the roundabout, continue on to the Devon expressway signposted Torquay. Continue for a short distance, taking the exit signposted Kingskerswell.

Proceed to the roundabout, continuing straight across. Continue on Torquay Road for some distance, which leads onto Newton Road. The property will be found on the left hand side, just after the petrol station.

Services - Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority - Teignbridge District Council

Council Tax - Currently Band E

Tenure: Freehold



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Total area: approx. 189.0 sq. metres (2034.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.