



Kingskerswell

4x  2x 

ENERGY RATING D61

- Video Walk-through Available
- Spacious Detached House
- 4/5 Bedrooms (1 en-suite)
- Triple-Aspect Lounge & Conservatory
- Kitchen/Breakfast Room & Utility
- Study and Office/Store
- Double Garage & Further Garage/Store
- Gardens & Driveway
- Swimming Pool
- Cul-de-sac Location

Guide Price:
£895,000
FREEHOLD

Overbridge House, Daccabridge Road, Kingskerswell, Newton Abbot, TQ12 5DQ



1000s of homes sold in Teignbridge

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

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A superb, individual, four/five-bedroom detached home in a tucked-away village location boasting generous sized and beautifully landscaped gardens, a heated swimming pool, double garage and further garage/workshop. The well-presented and versatile accommodation would suit a wide range of buyers and offers potential for an annexe (subject to necessary planning). Internal viewings of this stunning and unique home are recommended to appreciate the location, accommodation and gardens on offer.

The property occupies a cul-de-sac position within the sought-after village of Kingskerswell. Local amenities include a health centre, primary school, public houses / restaurants, church, post office and small supermarket. The market town of Newton Abbot is 3 miles away and Torquay with its chic Marina and beach front is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village has excellent communication links, with easy access to the A380 dual carriageway to Exeter approximately 20 miles away and the M5 beyond.

The Accommodation: The entrance has a decorative glazed Veranda with tiled flooring and part decorative glazed entrance door with side panels leading into the reception hallway which has stairs to the first floor and opens into a dining hallway with bay window to front. There is a cloakroom/WC with low-level WC, wash basin and window. The lounge is triple aspect making it light and airy with double glazed windows to rear and side hardwood effect double glazed patio doors leading to garden, feature fireplace with wood surround and inset gas fire. Sliding doors lead to the conservatory with French doors leading to the garden. The study has a window to front. The family room/guest bedroom has patio doors to the rear garden. The kitchen/breakfast room is extensively fitted with a range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built-in double oven and hob, concealed fridge/freezer, double glazed windows to side and rear overlooking the garden and door to outside, further glazed door to the utility room which is fitted with a range of base units with rolled edge work surfaces, matching splashback, single drainer sink unit, space for appliances, wall mounted gas boiler, and door to garden, further door to front and courtesy door to the double garage. Off the utility room there is a cloakroom/WC with low level WC and window.

Upstairs is a galleried landing with display area, window to front and access to a loft. Bedroom one has a range of built-in wardrobes and window overlooking the garden and an en-suite shower room comprising corner shower cubicle, low level WC, pedestal wash basin and obscure glazed window. Bedroom two has a mirror-fronted wardrobe and, along with bedroom three,

both have double glazed windows overlooking the rear garden. Bedroom four has a window to front and fitted wardrobes. The family bathroom has a suite comprising panelled bath, separate shower cubicle, low level WC and pedestal wash basin.

Garden & Parking: Outside to the front there is a long, private driveway providing ample parking, with small lawned area with established borders leading to the double garage. The rear garden offers a degree of privacy, enjoying a sunny aspect and is beautifully landscaped, being predominantly level and of a generous size comprising a large, paved patio perfect for enjoying the sun and alfresco dining, level lawns with very well stocked flower and shrub borders and raised stone flower borders, pond with water feature, greenhouse, heated swimming pool with paved terrace surround, and stone built changing room. Hedging and fencing to boundaries. The garden extends along the side with lawn and well stocked flower and shrub borders, fruit trees, further paved area and small area of astro turf with gate to front.

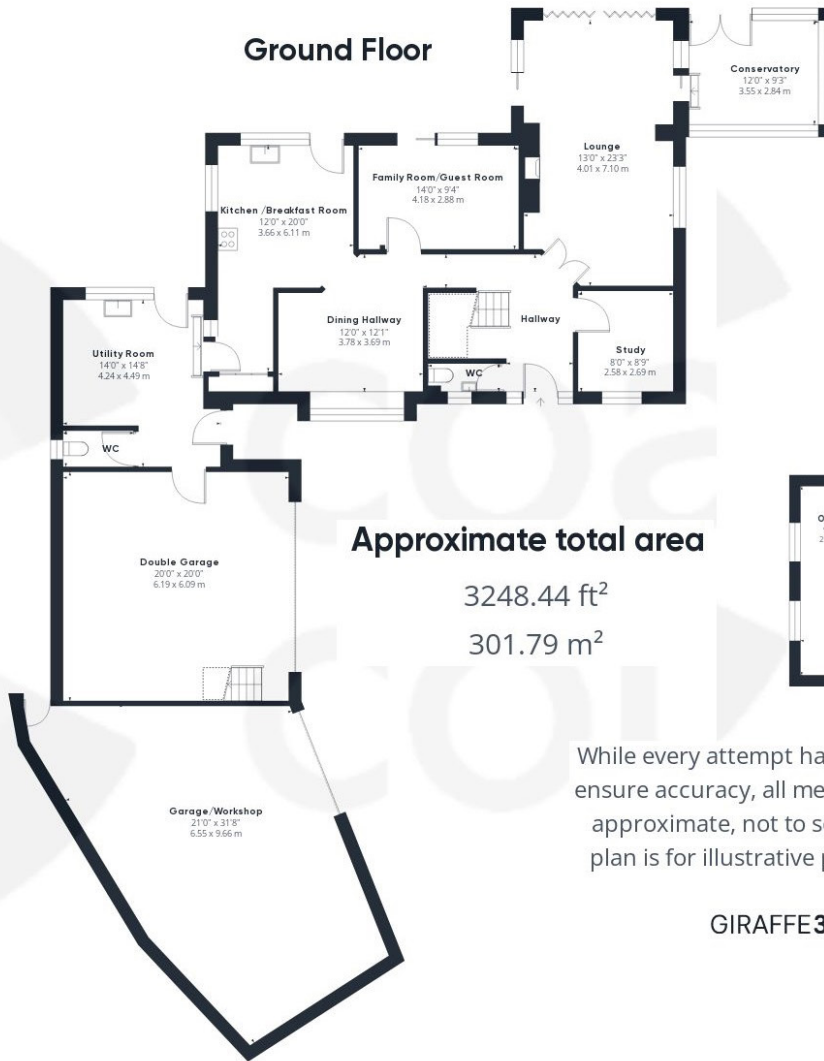
The large double garage has an electric up over door with staircase leading to an office and storage area. Alongside the double garage is an additional single garage/extended workshop with metal up and over door.

Directions: From Newton Abbot take the A380 Torquay Road to Kingskerswell. At the Hungry Horse (Sloop) traffic lights turn right into Barnhill Road. Follow the road and take a right into Fore Street. Take the second left just before the bridge into Daccabridge Road where the property can be found towards the end of the road.



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Ground Floor



Approximate total area

3248.44 ft²
301.79 m²

Floor 1



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band G

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		76 C
55-68	D	61 D	
39-54	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 \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.