



Kingskerswell

3x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- Detached House
- 3 Bedrooms
- Lounge with Arch to Dining Room
- Garage & Driveway Parking
- Landscaped Gardens
- Cul-de-sac Position
- Popular Village Location
- Ideal Family Home
- Early Viewing Advised

Guide Price:
£295,000
FREEHOLD

17 Primrose Way, Kingskerswell, Newton Abbot, TQ12 5GB



1000s of homes sold in Teignbridge

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

17 Primrose Way, Kingskerswell, Newton Abbot, TQ12 5GB

A well-presented modern brick-built detached home situated in a small cul-de-sac location on the edge of this desirable village. With three good sized bedrooms and two reception rooms, this lovely home boasts gas central heating, double glazing and a garage along with driveway parking. A particular feature is the landscaped, easy to maintain gardens with the rear enjoying a very sunny aspect. Internal viewings come highly recommended to appreciate the location and accommodation on offer making this an ideal family home or first purchase.

Primrose Way is a popular cul-de-sac and is situated on the edge of the sought-after village of Kingskerswell which offers convenient access for both the A380 to Torquay and Exeter and the Old Newton Road into the village of Kingskerswell itself. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell has a wide range of amenities including various small shops and a small supermarket, a health centre, church, public houses /restaurants and a primary school.

The Accommodation:

A part decorative-glazed entrance door leads to the entrance hallway with stairs to first floor and door to lounge. The cloakroom/WC has a low-level WC, wash basin, part tiled walls and window. The lounge has a feature fireplace with gas living flame coal effect fire and window to front. An archway leads to the dining room with French doors to the garden and door to kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob and spaces for fridge and freezer, larder cupboard, window to rear and obscure-glazed door to side.

Upstairs on the first floor the landing has an airing cupboard with lagged hot water cylinder and slatted shelving, access to loft and window to side. Bedrooms one and three both have windows to front and bedroom two has a range of built-in wardrobes and window to rear. The bathroom has a suite comprising panel bath with mixer tap and shower attachment, rail and curtain, low level WC, pedestal wash basin and obscure-glazed window. Subject to all necessary consents and approvals, the property does offer the opportunity to extend above the garage and to the side as others have done nearby.

Outside:

The front garden has been landscaped for ease of maintenance with brick paving and gravelled area. The rear garden has been attractively landscaped and enjoys a sunny aspect with AstroTurf, gravelled areas, brick paving, paved patio, established shrubs, pergola and timber shed and backs onto a shallow leat.

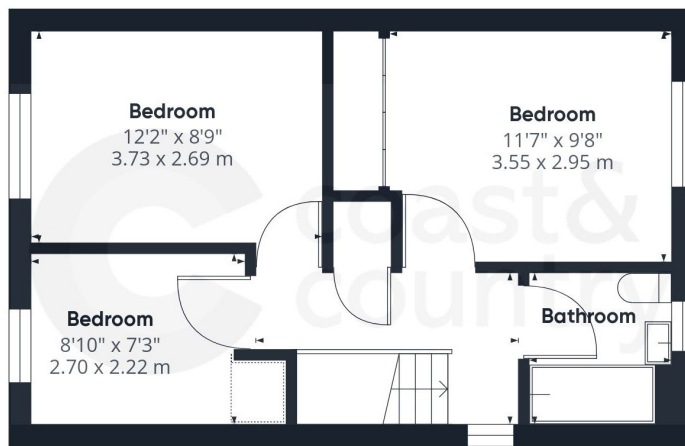
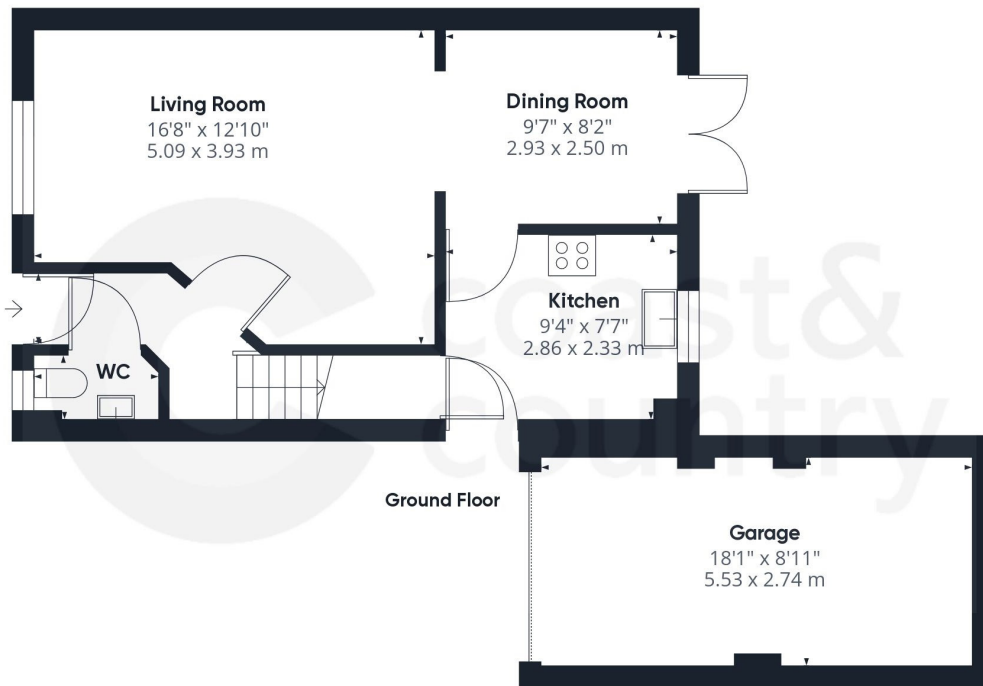
Parking:

Outside to the front there is a tarmac driveway providing off-road parking for several cars leading to the garage. The garage has an electric roller door and courtesy door to the garden.

Directions:

From the Penn Inn roundabout take the A380 Torquay Road towards Kingskerswell. Take the first exit for Kingskerswell. At the roundabout take the first exit (straight ahead) for Kingskerswell. Take the 2nd right into Moor Park Road. Take the 2nd left into Primrose Way.





Approximate total area

976.72 ft²

90.74 m²

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The property backs onto an area of land which a leat runs through.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.