



Orchard Drive, Kingskerswell

Guide Price £425,000-£450,000



**WILLIAMS HEDGE**  
estate agents



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3 ORCHARD DRIVE, KINGSKERSWELL, NEWTON ABBOT, TQ12 5DG

Detached bungalow situated in private cul-de-sac | Popular village location | Parking for up to six vehicles | Large tandem garage | Entrance porch | Reception hall | Sitting room | Kitchen/diner | Rear porch | Four double bedrooms, one with ensuite shower room/WC | Bathroom/WC | Gas central heating | Double glazing | Low maintenance front and rear gardens

Situated in a private cul-de-sac in the sought-after village of Kingskerswell with good access to local amenities, primary school and bus route, the property offers a spacious detached home with an outlook over the village from the front of the property where there is a paved sun terrace with chrome and glazed balustrade which leads to the front door. Once inside, an entrance porch opens into the spacious reception hallway with the ground floor accommodation comprising a sitting room with bay window to the front aspect, a large kitchen/diner and rear porch/utility leading to the rear garden, two double bedrooms (one of which is currently used as a cinema room) and there is a bathroom/WC. On the first floor a landing leads to two further double bedrooms, one with an ensuite shower room/WC. The property is further complimented throughout with double glazed windows and gas central heating. To the rear of the property is a low maintenance garden enjoying a south-westerly aspect and with a gated side access. At the front is a large parking bay for 3/4 vehicles and a separate driveway to the side which then leads to the tandem garage. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The village of Kingskerswell lies between Torquay and Newton Abbot and offers a range of local amenities including Coop/General store, Post Office, Health Centre & Pharmacy, Hair Salons, public houses. Kingskerswell is also on a main bus route and offers superb transport links for Torbay and A380 for Exeter, M5 & beyond.

The Accommodation Comprises

UPVC obscure glazed door to

**ENTRANCE PORCH** Light point, UPVC double glazed windows to side, coat hooks, obscure glazed door to

**RECEPTION HALL** - 5.56m x 2.21m (18'3" x 7'3")  
Textured ceiling with light point, smoke detector, radiator with thermostat control, stairs with handrail to first floor, doors to

**SITTING ROOM** - 4.55m x 3.63m (14'11" x 11'11")  
Light point, UPVC double glazed bay window to front aspect with open outlook across Kingskerswell and towards surrounding fields, TV connection point, wall mounted electric fire, radiator.



**KITCHEN/DINING ROOM** - 5.69m x 3.61m (18'8" x 11'10")  
Coved and textured ceiling with directional spotlights, UPVC double glazed windows to side aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surround, eye level cabinets, space and plumbing for dishwasher, space for upright fridge and freezer, UPVC obscure glazed door to



**REAR PORCH/UTILITY** - 3.18m x 1.73m (10'5" x 5'8")  
Light point, UPVC double glazed windows to rear and side, radiator, space and plumbing for washing machine with space for tumble dryer over, cupboard housing the boiler, electric meter & consumer unit and gas meter, tiled flooring, UPVC double glazed door leading to the rear garden.

**BEDROOM THREE** - 3.61m x 3.3m (11'10" x 10'10")  
Coved and textured ceiling with pendant light point, dual aspect with UPVC double glazed windows to rear and side, radiator.

**BEDROOM FOUR** - 3.84m x 3.63m (12'7" x 11'11")  
Coved and textured ceiling with directional spotlights, UPVC double glazed windows to front aspect with open outlook over Kingskerswell towards surrounding fields, radiator with thermostat control.

**GROUND FLOOR BATHROOM/WC** - 2.39m x 1.65m (7'10" x 5'5")  
Inset spotlights, UPVC obscure glazed windows. Comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.



**FIRST FLOOR LANDING** Coved ceiling with light point, smoke detector, velux window, doors to

**BEDROOM ONE** - 4.98m x 4.93m (16'4" x 16'2")  
With part sloping ceiling, textured ceiling with light point, velux window to front aspect and UPVC double glazed window to rear, radiator with thermostat control, access to under eaves storage, door to



**ENSUITE SHOWER ROOM/WC** - 2.13m x 1.75m (7'0" x 5'9")  
Textured ceiling with light point, extractor fan, UPVC obscure glazed window. Comprising shower cubicle with bi-fold door and electric shower, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.

**BEDROOM TWO** - 4.7m x 2.87m (15'5" x 9'5" max)  
Part sloping textured ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control, access to under eaves storage.

## OUTSIDE

**FRONT** To the front of the property is a large paved sun terrace with a chrome and glazed balustrade and enjoying an open outlook over the village towards surrounding fields.

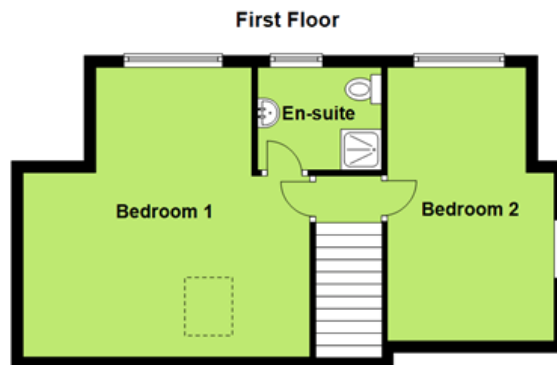
**PARKING** A parking bay provides off road parking for 3/4 vehicles and to the side is a further driveway offering additional parking and leading to the attached tandem garage.

**LARGE TANDEM GARAGE** - 8.48m x 3.12m (27'10" x 10'3")  
Metal up and over door, UPVC double glazed windows to side and UPVC door leading to the rear garden, light points, power point, cold water tap.

**REAR** To the rear of the property and accessed from the rear porch is a low maintenance garden with a large paved terrace with timber fence surround leading to a decked area with outlook over the village. Gated access to the side of the property which leads to the front sun terrace.



This Floorplan is not to scale and should only be used as a guide.



Age: 1950's (unverified)	Postcode: TQ12 5DG
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £8,750 at asking price
Electric meter position: Rear porch	Gas meter position: Rear porch
Boiler positioned: Rear porch	Water: Meter
Loft: Converted	Rear Garden Facing: South/South West
Total Floor Area: approx. 128 Square meters	Square foot: approx. 1,377 Sqft

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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