



Boundary Close, Kingskerswell

£284,950



WILLIAMS HEDGE
ESTATE AGENTS



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25 BOUNDARY CLOSE, KINGSKERSWELL, NEWTON ABBOT, TQ12 5BP

Semi-detached bungalow | Cul-de-sac position | Backing onto fields | Ample driveway parking
Detached garage | Covered carport | Entrance hall | Sitting room | Conservatory | Kitchen
Two double bedrooms | Bathroom/W.C | Gas central heating | Double glazing

In a tucked away cul-de-sac position the property offers a semi-detached bungalow on a near level plot with ample driveway parking, carport and detached garage. On the edge of the sought-after village of Kingskerswell the property backs onto open fields and offers superb potential to create further accommodation with an extension/loft conversion subject to any necessary consents. Approached from the road a tarmac driveway provides ample off-road parking and leading to a covered carport and the detached garage. Once inside, the entrance hall leads to the accommodation which comprises a spacious sitting room with sliding doors opening into a conservatory and in turn the rear garden. At the front of the property is a gravelled garden with raised shrub border and to the rear is a patio accessed from the conservatory with two steps leading to a lawned area with outlook over surrounding fields. An internal inspection is highly recommended 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

Covered entrance and UPVC door with obscure glazed side panel to

ENTRANCE HALL Coved and textured ceiling with light point, smoke detector, radiator with thermostat control, cupboard housing the electric meter, telephone point, further storage cupboard with shelving and coat hooks, doors to

SITTING ROOM - 5.38m x 3.23m (17'8" x 10'7")
Coved and textured ceiling with wall light points, UPVC double glazed sliding doors to conservatory, fireplace with gas fire, TV connection point, telephone point, Door to



KITCHEN - 3.02m x 2.46m (9'11" x 8'1") Coved and textured ceiling with light point, UPVC double glazed windows to rear and side, UPVC stable door to side, radiator with thermostat control. Fitted kitchen comprising range of base cupboard and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, space for gas cooker, space and plumbing for washing machine, space for under worktop appliance, recess for further appliance, matching wall mounted cabinets.



CONSERVATORY - 3.07m x 2.84m (10'1" x 9'4")
Polycarbonate roof with UPVC double glazed windows to three sides on a block base with outlook over the garden, UPVC double glazed door leading to the garden, wall mounted electric heater, wall light point.

BEDROOM ONE - 4.11m x 3.25m (13'6" x 10'8")
 Coved and textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobe.



BEDROOM TWO - 3.15m x 3.02m (10'4" x 9'11")
 Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, recess with storage cupboard and light point.

BATHROOM/W.C - 2.36m x 1.91m (7'9" x 6'3")
 Coved and textured ceiling with light point, hatch to loft space, UPVC obscure glazed windows. Comprising panelled bath with electric shower over, vanity unit with inset wash hand basin, low level W.C with concealed cistern, tiled walls, radiator with thermostat control, airing cupboard housing the factory lagged hot water cylinder with slatted shelving over.



OUTSIDE

FRONT At the front of property is a level garden laid to stone chippings with a raised shrub border and enclosed by low level block wall and trellis fencing, fountain.

PARKING A tarmac driveway provides ample off-road parking for several vehicles leading to a covered carport area measuring approx. 5.97m x 4.6m (19'7" x 15'1"). Outside tap. Gas meter.

REAR To the rear of the property is a patio area accessed from the conservatory which has a gated side access onto the driveway. From the patio two steps lead to a lawned area with flower bed shrub border and enclosed by block and stone wall with a further gravelled area behind the garage. The rear garden backs onto fields and enjoys a fair degree of seclusion.



DETACHED GARAGE - 5.41m x 2.9m (17'8" x 9'6")
 Metal up and over door, light point, power points, window to rear.

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| Age: (unverified) | Postcode: TQ12 5BP |
| Current Council Tax Band: C EPC Rating: D | Stamp Duty:* £1,747 at asking price |
| Electric meter position: Hall cupboard | Gas meter position: Driveway |
| Boiler positioned: Back boiler in lounge, heating tank requires periodic topping up as supply connected. | Water: |
| Loft: Insulated, light point and fixed ladder | Rear Garden Facing: West |
| Total Floor Area: approx. 65 Square meters | Square foot: approx. 6pp 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.

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

Floor Plan



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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