



Park Road, Kingskerwell, Newton Abbot

£399,950



**WILLIAMS HEDGE**  
estate agents



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## 68 PARK ROAD, KINGSKERSWELL, NEWTON ABBOT, TQ12 5BG

Kingskerswell individual detached bungalow | Extended | Gas central heating | uPVC double glazed windows | Porch | Reception Hall | Lounge | Dining room | Kitchen/Breakfast room | Three bedrooms, one with shower and ensuite | Bathroom | Driveway with parking for several cars | Garage | Workshop | Store room | Private garden

A particularly spacious and very impressive detached bungalow situated on a corner plot in this popular near level area. The property has been considerably extended and improved and is well presented throughout. The accommodation has gas central heating, uPVC double glazed windows and comprises entrance porch, reception hall, lounge with wood burning stove, dining room, extended kitchen with impressive fitments, three bedrooms, one with shower room ensuite, bathroom. Outside, there is a brick paver driveway providing parking for several cars, a garage, workshop and store. The near level garden to the side and rear offers a high degree of privacy.

The village of Kingskerswell is well served by local shops, pubs, primary school, bus services, and is convenient for Newton Abbot, Torquay and the A380 providing access to Exeter and further afield. Viewing is essential to fully appreciate all that this property has to offer.

### The Accommodation Comprises

uPVC double glazed door opening to

**PORCH** Inner glazed door opening to

**RECEPTION HALL** Coved ceiling, central heating radiator, opening to

**DINING ROOM** - 3.58m x 2.84m (11'9" x 9'4") Coved ceiling, central heating radiator, glazed double doors open to



**LOUNGE** - 4.95m x 4.83m (16'3" max x 15'10" max) L-shaped, corner hearth with fitted wood burner stove, central heating radiator, uPVC double glazed window to three aspects, uPVC double glazed double doors opening to garden.



**KITCHEN** - 5.44m x 4.5m (17'10" x 14'9" max) Superbly fitted with extensive range of modern units comprising work surface with inset 1 1/2 bowl sink unit with cupboards under, integrated dishwasher, further work surfaces with inset five burner gas hob with cooker hood over, drawers under oven housing with integrated electric oven, further worksurface with cupboard under, breakfast bar and further cupboards and drawers. Laundry area with extensive work surface, drawers under, space and plumbing for washing machine and tumble dryer, range of wall cupboards, uPVC double glazed window, uPVC double glazed door to outside.



**BATHROOM** White suite comprising panel bath with shower attachment, fitted bathroom furniture with wash hand basin, cupboards under, adjoining work surface, low level WC with concealed cistern, fitted wall cupboards with mirrored doors, shaver socket, ladder style heated towel rail, velux window.



**WORKSHOP** - 2.49m x 1.52m (8'2" x 5'0") uPVC double glazed window, light and power, side personal door. To the rear is a useful store room.

**SIDE** To one side of the property there is a deck area with hot tub, small area of rear garden. The main garden area is to the side of the property and has a paved patio area, vegetable garden, lawned area. This area offers a very high degree of privacy.



**BEDROOM ONE** - 4.55m x 3.35m (14'11" x 11'0") Fitted wardrobe, coved ceiling, central heating radiator, uPVC double glazed window, uPVC double glazed double doors opening to side patio.



**BEDROOM TWO** - 3.94m x 3.33m (12'11" x 10'11") Coved ceiling, central heating radiator, uPVC double glazed window.

**BEDROOM THREE** - 4.04m x 2.92m (13'3" x 9'7") Fitted wardrobes, central heating radiator, uPVC double glazed window.

**SHOWER ROOM ENSUITE** Tiled shower cubicle with thermostatic shower unit, wash hand basin with bathroom cupboard under, close coupled WC, uPVC double glazed window.

**OUTSIDE**

**FRONT** Extensive brick paver driveway providing parking for several cars, screened by shrub border.

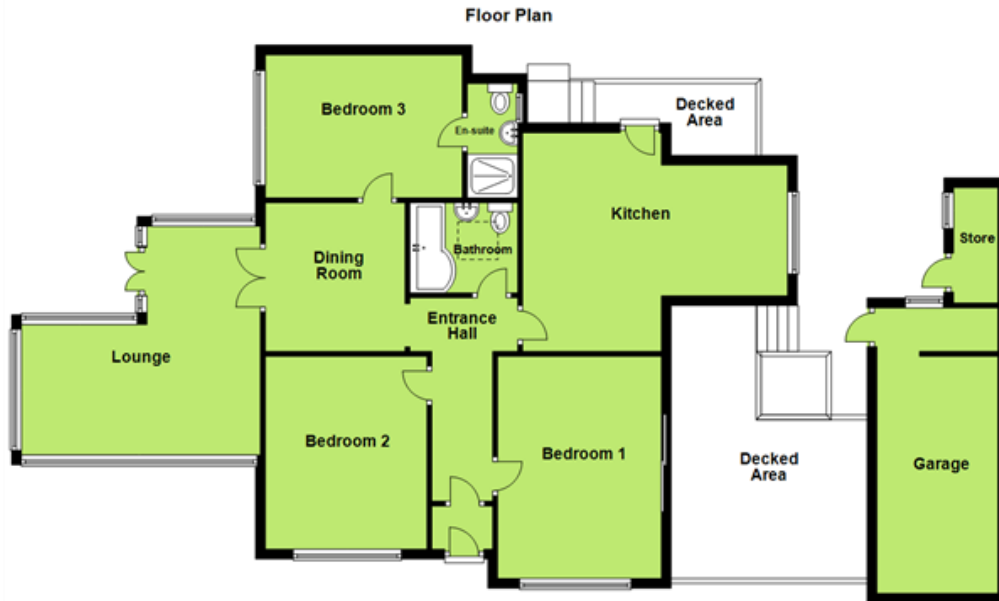
**GARAGE** - 4.88m x 2.49m (16'0" x 8'2") Electric roller door, light and power. To the rear of the garage is a workshop.

Age: 1950's(unverified)	Postcode: TQ12 5BG
Current Council Tax Band: C	Stamp Duty:* £7,497 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned: Kitchen - Combination	Water:
Loft:	Rear Garden Facing:
Total Floor Area: square meters	Square foot:

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.



**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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