



Meadow Close, Kingskerswell, Newton Abbot

£329,950



WILLIAMS HEDGE
estate agents



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Detached bungalow in Village location | Driveway parking and single garage | Entrance hall
Sitting room | Kitchen | Utility/Porch | Two double bedrooms | Conservatory | Shower room/WC
Level garden | Workshop

Occupying a cul-de-sac position in the sought after village of Kingskerswell the property offers a well presented detached bungalow on a good sized level plot. Approached from the road, a large gravel driveway provides off road parking for several vehicles and leads to an attached garage. Once inside, the reception hall leads to the accommodation which comprises a spacious sitting room to the front aspect, kitchen with door opening into a utility/porch, two double bedrooms, a conservatory and a shower room/WC. At the rear of the property is a good sized level garden with a fair degree of seclusion and with rear access into the garage. At the rear of the garage is an additional workshop area and there is a gated side access leading to the front of the property.

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 STORM PORCH - 1.19m x 0.71m (3'11" x 2'4") Pendant light point, composite door to

ENTRANCE HALL Pendant light point, smoke detector, hatch to roof space, radiator with thermostat control, storage cupboard, telephone point, doors to

SITTING ROOM - 4.55m x 3.86m (14'11" max x 12'8" max) Coved ceiling with light point, uPVC double glazed window to front and side, radiator with thermostat control, tiled fire place with inset living flame gas fire and two TV points.



KITCHEN - 3.4m x 2.82m (11'2" x 9'3") Light point, uPVC double glazed window to front aspect, obscure glazed window to side, radiator with thermostat control.

Comprising fitted kitchen with a range of base units and roll edged work surfaces over, inset one and a half bowl sink and drainer with mixer tap over, inset four ring gas hob, tiled surrounds matching eye level cabinets, built in high level electric oven, space and plumbing for dishwasher, space for fridge freezer, door to



SIDE PORCH/UTILITY - 3m x 10m (9'10" x 32'9") Light point, window to front aspect, space and plumbing for washing machine with work top over and providing space for tumble dryer, door leading to the garden, wall mounted boiler.

BEDROOM ONE - 3.73m x 3.66m (12'3" x 12'0") Pendant light point, uPVC double glazed window to rear aspect, radiator, fitted wardrobes with sliding doors, TV point, Telephone Point.



BEDROOM TWO - 3.73m x 3.66m (12'3" into recess x 12'0") Pendant light point, radiator, storage cupboard, TV point, sliding doors opening to



CONSERVATORY - 3.02m x 2.39m (9'11" x 7'10")
 Polycarbonate roof with double glazed windows to rear and sides, radiator with thermostat control, light point, door opening to rear garden.



SHOWER ROOM / WC - 1.98m x 1.78m (6'6" x 5'10")
 Light point, extractor fan, uPVC obscure glazed window. Comprising large shower cubicle with sliding door and electric mira shower, vanity unit with inset wash hand basin, close coupled WC, radiator with thermostat control, part tiled walls, strip light and wall mounted electric heater.



OUTSIDE

FRONT At the front of the property is a large gravel driveway providing off road parking for several vehicles and leading to the attached garage.

REAR To the rear of the property is a good sized level garden accessed from the conservatory or side porch with a patio, large lawned area and pathway to the side. There is access into the garage/workshop from the rear of the garden.



GARAGE - 4.98m x 2.44m (16'4" x 8'0") Electric up and over door, light and power connected, gas meter, electric meter and consumer unit with door leading into the rear garden also opening into:

WORKSHOP - 2.77m x 2.39m (9'1" x 7'10") Window to side and door opening into rear garden.

Age: 1960s/70s(unverified)	Postcode: TQ12 5AS
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £3,997 at asking price
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Utility Combi	Water: Meter
Loft: Insulated, fixed ladder	Rear Garden Facing: North West
Total Floor Area: Approx 67 square meters	Square foot: Approx 721

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.

Ground Floor



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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