



Meadow Close, Kingskerswell

£329,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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43 MEADOW CLOSE, KINGSKERSWELL, NEWTON ABBOT TQ12 5AS

Well presented detached bungalow | Cul-de-sac location | Entrance hall | Sitting room | Kitchen  
24' Conservatory | Two double bedrooms | Shower room/W.C | Gas central heating  
Double glazing | Attached garage with utility | Driveway parking | Front & rear gardens

Occupying a cul-de-sac position in the sought after village of Kingskerswell the property offers a well presented detached bungalow with well proportioned rooms all arranged on one level.

Kingskerswell is a popular village located between Newton Abbot and Torquay. The village offers an excellent range of amenities including Co-op, Primary school, Aldi supermarket, Costa drive-through, public houses and is on the main number 12 bus route.

Approached from the road a driveway provides off-road parking comfortably for 2 to 3 vehicles and leads to the single attached garage. Once inside, the entrance hall leads to the accommodation which comprises a sitting room to the front aspect, spacious integrated kitchen which opens into a large conservatory and in turn the rear garden. From the conservatory there is also rear access into the garage and a utility room. There are two double bedrooms and a shower room/WC. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the tucked away yet convenient location.

**The Accommodation Comprises**

uPVC obscure glazed door with side panel to

**ENTRANCE HALL** - 5.46m x 1.19m (17'11" x 3'11")  
Pendant light point, Smoke detector, Hatch to roof space, Radiator with thermostat control, doors to

**SITTING ROOM** - 4.57m x 3.86m (15'0" into recess x 12'8")  
Coved ceiling with three tier light fitment. Wall light points, uPVC double glazed window to front aspect, Inset wood burner on slate hearth with decorative timber surround, radiator with thermostat control, TV point.



**KITCHEN** - 3.71m x 3.63m (12'2" x 11'11")  
Coved ceiling with inset spot lights, uPVC double glazed window to rear. Fitted kitchen comprising a range of base units with roll edged work surfaces over, inset one and a half bowl sink and drainer with mixer tap over, complimentary tiled surrounds, integral fridge, integral freezer, integral dishwasher, inset gas range cooker with extractor hood over, matching eye level cabinets, radiator with thermostat control, uPVC double glazed door opening to



**CONSERVATORY** - 7.49m x 2.77m (24'7" x 9'1")  
With uPVC double glazed windows to rear and side with double doors to centre opening on to the rear garden, pitched polycarbonate roof, two radiators with thermostat control, power points, uPVC door leading to the garage.



**BEDROOM ONE** - 3.73m x 3.61m (12'3" x 11'10")  
Coved ceiling with pendant light point, uPVC double glazed window to rear, radiator with thermostat control.



**BEDROOM TWO** - 3.4m x 2.69m (11'2" x 8'10") Coved ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control.



**SHOWER ROOM/WC** With light point, extractor fan, uPVC obscure glazed window. Vanity unit with inset wash hand basin, W.C, shower enclosure with bi-fold doors, heated towel rail, strip light and shaver socket.



**GARAGE** - 5.05m x 2.46m (16'7" x 8'1") Up and over door, light point, gas meter, electric meter, consumer unit, opening to

**UTILITY ROOM** - 3.53m x 2.24m (11'7" x 7'4") Strip light, base units with work top over and eye level cabinets, space and plumbing for automatic washing machine, space for condenser dryer, wall mounted boiler supplying gas central heating and domestic hot water on demand, uPVC obscure glazed door opening on to the rear garden.

**OUTSIDE**

**FRONT** The property is accessed by a concrete drive offering off road parking for 2/3 vehicles leading to the garage and front door. The front garden is laid to lawn with flower bed borders and enclosed by low level wall and timber fence, outside light.

**REAR** The rear garden is accessed from the Conservatory and is mainly laid to lawn with flower bed border and enclosed by timber fence. Timber garden shed, gated side access, outside light, greenhouse.



Age: 1960s' (unverified)	Stamp Duty:* £3,997 at asking price
Council Tax Band: C	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Garage	Gas Meter Position: Garage
Boiler Position: Utility	Water: Meter
Loft: Insulated, part boarded, ladder, light	Rear Garden Facing: North West
Total Floor Area: Approx 73 Sqm	Square foot: Approx 785

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

\*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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