



Kingskerswell

- Spacious Link Detached Bungalow
- 3 Double Bedrooms
- Modern Kitchen & Bathroom
- Smartly Presented Throughout
- Gas Central Heating & uPVC Double Glazing
- Extensive Driveway Parking
- Level Enclosed Rear Garden With Deck
- Level Plot - Sought After Location

Asking Price:

£269,950

Freehold

EPC RATING: D64

21 The Roundway, Kingskerswell, TQ12 5BN

A very well cared for link detached bungalow offering spacious three bedroom accommodation in a popular and convenient level location. Particular benefits are the spacious hallway which gives the property a light and air ambience., three double bedrooms and the way the lounge, conservatory and decking flow to provide living space which feels larger than that in similar properties. The decorative order of the property is excellent and the colours neutral which will suit almost all buyers at least initially. This is the sort of property where you can just unload, unpack and enjoy your new home. Not to be missed.

Kingskerswell is a popular village, recently much improved by the completion of the South Devon link road. The village offers a wide selection of amenities including: a CO OP supermarket, medical centre, primary school, restaurants and public house, parade of shops and a church. This property is located in an area offering good access to Torquay, Newton Abbot and beyond. A timetabled bus operates to both Newton Abbot and Torquay, the mainline railway station is around 10 minutes away by car and you can normally reach Exeter city centre or airport in 45 minutes.

Accommodation

Ground Floor

Reception Hallway	
Lounge	17' 11" (5.45m) x 10' 7" (3.23m)
Conservatory	13' 3" (4.04m) x 9' 8" (2.95m)
Kitchen	10' 2" (3.11m) x 9' 6" (2.9m)
Bedroom 1	13' 9" (4.2m) x 10' 8" (3.25m)
Bedroom 2	10' 8" (3.25m) x 10' 2" (3.1m)
Bedroom 3	17' 7" (5.37m) x 8' 7" (2.61m)
Bathroom	

Outside

The property occupies a generous virtually level plot. The front garden is mainly paved for ease of maintenance. To the rear of the property, decking wraps around the conservatory seamlessly linking the interior and exterior space and providing the ideal area for alfresco entertaining. There is a level lawn and a smart shed. The back garden is enclosed by fences creating a good degree of privacy.

Parking

Forecourt parking.

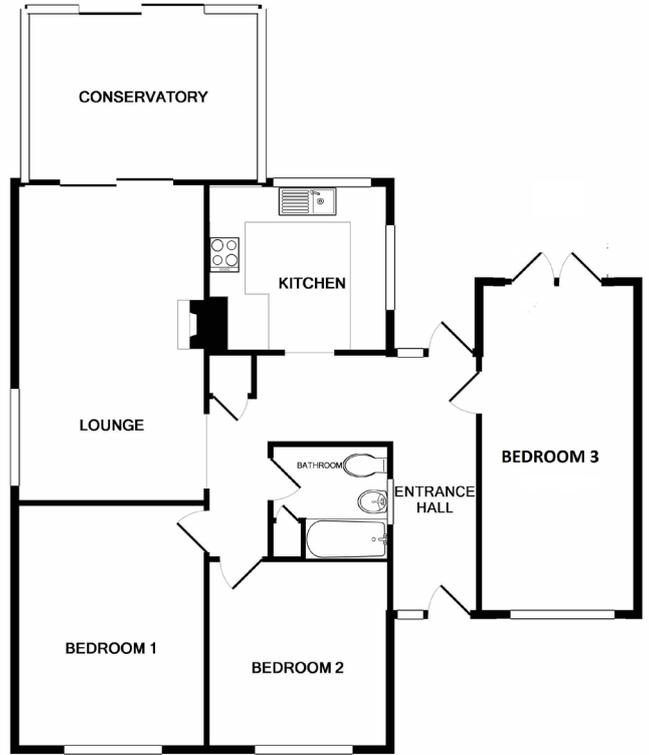
Agents Notes

Council Tax Band: Currently Band C

Directions

From the Penn inn Roundabout take the exit towards Torquay (A380). Take the Kingskerswell exit slip road. At the roundabout continue for Kingskerswell. Take the second right onto Coles Lane. Take the first exit on the right onto The Roundway.

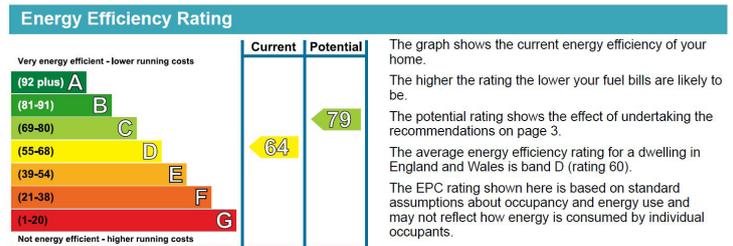
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

Full report available on request



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