



## Kingskerswell

- Substantial Detached Bungalow
- 3 Double Bedrooms
- Immaculate Interior
- Double Glazing & Central Heating
- Building Plot With Planning
- Large Garage & Separate Workshop
- 1/3 Acre Plot
- Rare Opportunity

Asking Price:  
**£550,000**  
 Freehold  
 EPC: D60

# 20 Huxnor Road, Kingskerswell, Devon, TQ12 5DX - Draft

A substantial detached bungalow with building plot in an accessible yet tucked away location.

Approached through twin 5 bar gates onto its own driveway the bungalow occupies a plot of just over 1/3 acre including gardens, extensive driveway parking, a large detached garage and block built workshop. In addition, within the boundaries, there is a building plot for a detached chalet style bungalow with the foundations and services already in place. The plot, gardens and grounds enjoy a good level of privacy and seclusion.

Huxnor Road is located on the Torquay side of the highly regarded village of Kingskerswell. Local amenities include a health centre, primary school, public houses / restaurants, church, post office and small supermarket. The market town of Newton Abbot is 3 miles away and Torquay with its chic Marina and beach front is just 2 miles away, both of which have a wide range of shopping, business and leisure facilities. The village has excellent communication links with easy access to the new extension to the A380 dual carriageway to Exeter approximately 20 miles away.

## The Accommodation

The interior is beautifully presented and finished with an attention to detail. A central reception hallway is accessed from outside through an internal vestibule and has doors to all rooms. A light and airy lounge with wood burner has 2 windows and French doors opening to a veranda providing a sheltered area ideal for alfresco dining. There is a large separate dining room and a lovely kitchen with a selection of modern cabinets and a rear lobby / plumbed utility area off. There are 3 bedrooms, all of which are doubles and 2 with extensive fitted bedroom furniture. Finally there is a superb bathroom with up to the minute 4 piece suite including a larger separate shower cabinet.

## Ground Floor

Hallway	
Lounge	17' 2" (5.22m) x 12' 7" (3.84m)
Dining Room	15' 8" (4.77m) x 13' 10" (4.22m)
Kitchen	12' 0" (3.66m) x 10' 8" (3.25m)
Bedroom 1	15' 8" (4.77m) x 10' 5" (3.17m)
Bedroom 2	14' 11" (4.54m) x 10' 6" (3.2m)
Bedroom 3	11' 1" (3.38m) x 10' 8" (3.24m)
Bathroom	

## Gardens

Enclosed gardens on 3 sides offering privacy and seclusion.

Workshop	21' 0" (6.4m) x 15' 9" (4.8m)
Potting Shed	25' 7" (7.8m) x 4' 7" (1.4m)
Cellar 1 (with W.C)	15' 11" (4.86m) x 13' 5" (4.1m)
Cellar 2	15' 9" (4.8m) x 12' 6" (3.8m)

## Parking

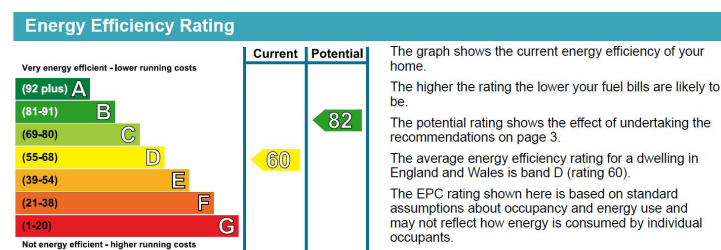
Gated driveway providing ample parking

Garage 18' 1" (5.5m) x 16' 5" (5m)

## Building Plot

Planning permission was granted by Teignbridge District Council on 1st April 2016 – reference 16/00083/FUL. Currently classed as a self-build plot with a CIL (Community Infrastructure Levy) grant of self-build exemption in place. Further details are available on the Teignbridge District Council website.

## ENERGY PERFORMANCE RATING



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m





## FLOOR PLANS

For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 2456 SQ. FT. (229.1 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 misstatement. 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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## Agents Notes

### Tenure

Freehold

### Services

Central Heating. Mains Electricity. Mains Water. Mains drainage.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From the Penn Inn roundabout take the A380 towards Torquay. Take the first exit signposted for Kingskerswell. At the first roundabout take the third exit and at the second roundabout take the second exit onto Old Newton Road. When you reach the split junction take the right onto Foredown Lane. Follow the road over the hill and take the first left onto Greenhill Road. Follow the road until you reach the junction. Turn right onto Yon Street, continue over the bridge into Huxnor Road.