



SUMMARY

Guide: £325,000 – £350,000 | Double-Bay Fronted Detached Home | Flexible Three/Four-Bedroom Layout | Contemporary Kitchen/Breakfast Room | 2 Reception Rooms with Garden Access | Generous Rear Garden & Full-Width Deck | Driveway Parking for 2 Vehicles | Sought-After Kingskerswell Village

Visit our website for the current price:
www.danielhobbin.uk/P-RS1027/

Address: Barnhill Road, Kingskerswell, Newton Abbot, TQ12 5DE

Property type: Detached House

Tenure: Freehold

EPC: D

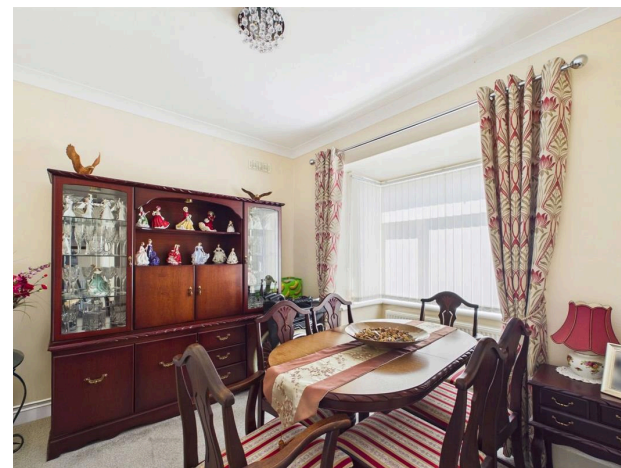
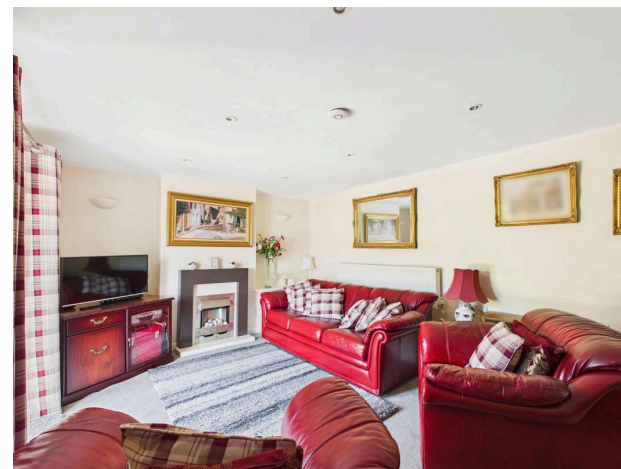
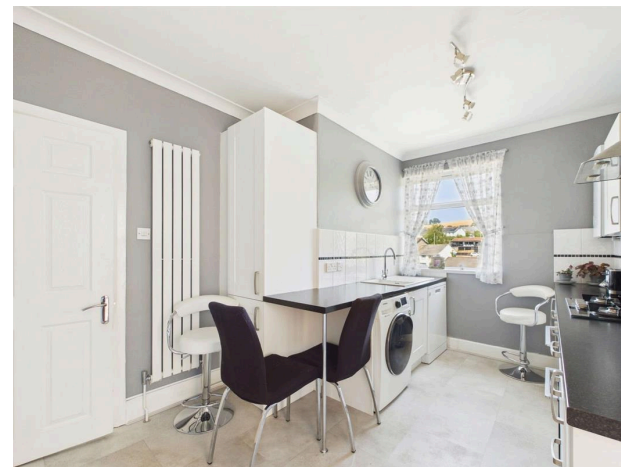
Bedrooms: 3

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

An exceptionally well-presented three/four-bedroom detached residence, occupying a desirable position within the sought-after village of Kingskerswell. Dating from the 1930s and distinguished by its attractive double-bay frontage, the property offers spacious and highly versatile accommodation arranged over two levels, together with off-road parking and a generous rear garden.

Kingskerswell provides a good range of everyday amenities, including a general store, Post Office, primary school, public houses, restaurants and regular bus services. The village is also conveniently positioned for access to both Newton Abbot and Torquay, where a wide selection of shopping, leisure and transport facilities can be found, including mainline railway stations.

The adaptable interior is presented in neutral decorative tones and can be configured to provide either three or four bedrooms, depending on individual requirements. The entrance level is approached through a welcoming reception hall and includes a contemporary fitted kitchen/breakfast room with integrated appliances and space for additional

freestanding equipment. There is also a dining room, a principal bedroom with fitted wardrobes spanning one wall, a further versatile room with built-in storage, and a modern bathroom fitted with a white three-piece suite. A side porch provides useful additional utility space.

From the reception hall, a staircase descends to the garden level, where there is a spacious living room and an additional reception room that could readily serve as a further bedroom, home office or family room. Both rooms benefit from French doors opening directly onto the rear garden, creating an excellent connection between the internal and external living areas. The arrangement of the accommodation allows the dining and reception spaces to be adapted as bedrooms when required, making the property particularly suitable for families, multigenerational living or those working from home.

Further features include UPVC double glazing, gas-fired central heating, cavity wall insulation and a fully insulated loft. The property also enjoys pleasant open views across the garden and towards the surrounding Kingskerswell area.

To the front, a concrete hardstanding and an additional block-paved driveway provide off-road parking for two vehicles. The rear garden is a particular feature of the home, with a substantial timber deck extending across the full width of the property and enclosed by balustrading. Beyond the deck lies a large, predominantly lawned garden, securely enclosed by timber panel fencing.

Council Tax Band: D (Teignbridge District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (17Mbps download, 1Mbps upload)

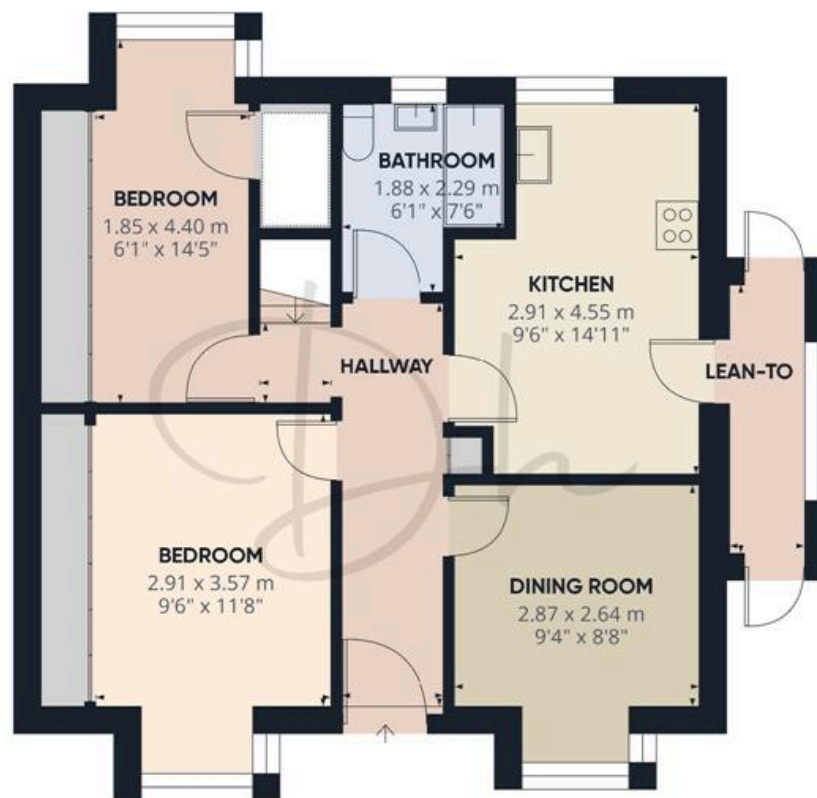
- * Superfast broadband (80Mbps download, 20Mbps upload)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media



Ground floor



Floor 1

Approximate total area^m

92 m²

990 ft²

Reduced headroom

0.8 m²

9 ft²

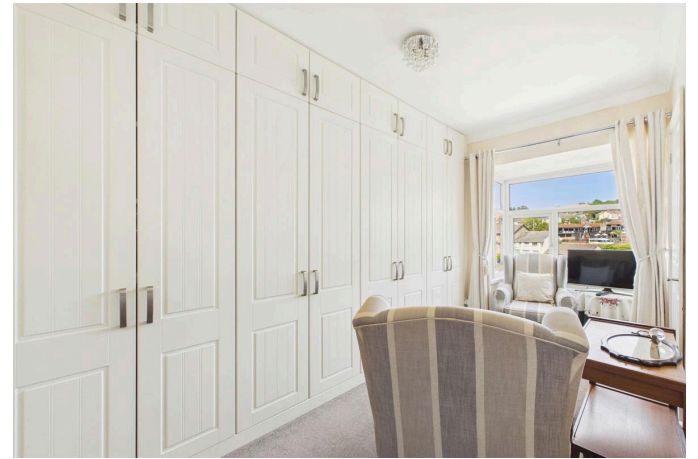
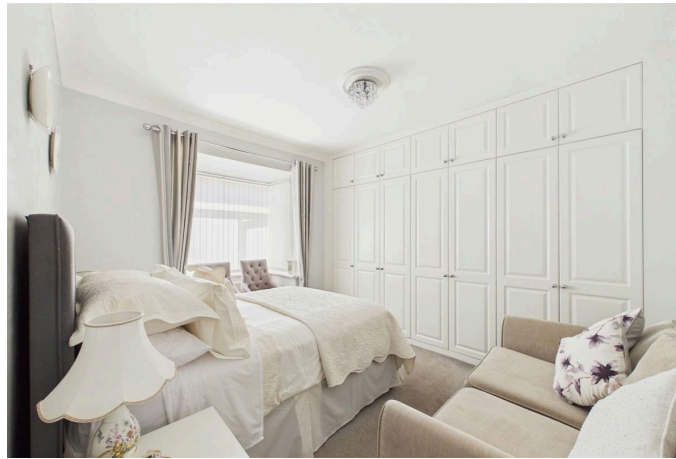
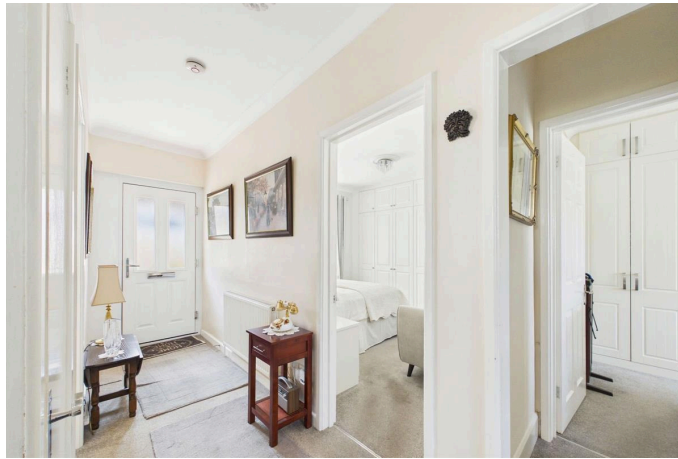
(1) Excluding balconies and terraces

Reduced headroom

Below 1,5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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