



Our View "Ideal First Time Buy/Investment"

- No Onward Chain
- Ideal First Time Buy/Investment
- Good Size Kitchen
- Lounge/Diner
- Two Double Bedrooms
- Spacious Family Bathroom
- Moments From Amenities
- Small Yard
- On Street Parking
- Convenient Location

Woods are happy to offer to the market with no onward chain, this terraced cottage set over three floors in the heart of Kingskerswell.

Accommodation briefly comprises a lobby entrance and lounge/diner on the entry ground floor level, two double bedrooms on the first floor and a kitchen and bathroom on the lower ground floor. To the rear of the property is a small yard, ideal for bin storage.

Location - Set on one of the most highly regarded roads in the quiet village of Kingskerswell, which offers an array of facilities including local and mainstream retailers, a highly regarded primary school, a good selection of public houses and restaurants in addition to some lovely local walks. The Willows Retail Park is also close by, where you will find a selection of supermarkets and mainstream retailers.

Accommodation - Upon entering the property, you arrive in a lobby. From here a door leads to the lounge/diner which is a good size room, stairs lead to the first floor and a door leads to a stairwell leading to the lower ground floor. The lower ground floor offers a generous kitchen with high gloss base and wall mounted cupboards, roll top work surfaces with inset sink and drainer with mixer tap. Set within the kitchen is an oven with electric hob set above. A door from the kitchen leads to the bathroom which is a modern white suite comprises panelled bath, wash hand basin and a low level flush WC.

The first floor is nicely proportioned with two double bedrooms one with built-in storage.

Step Outside - To the rear of the property is a small yard, ideal for bin storage or small set of table and chairs.

Council Tax Band B for the period 01/04/2023 to 31/03/2024 financial year is £1,759.89



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	69	86

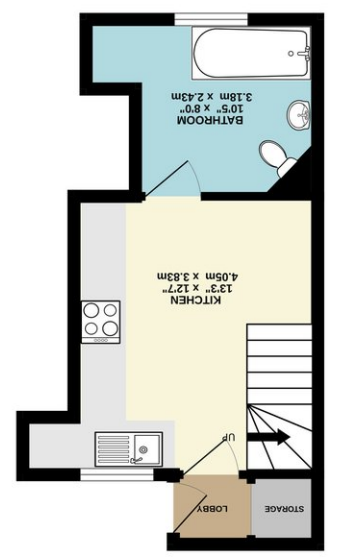
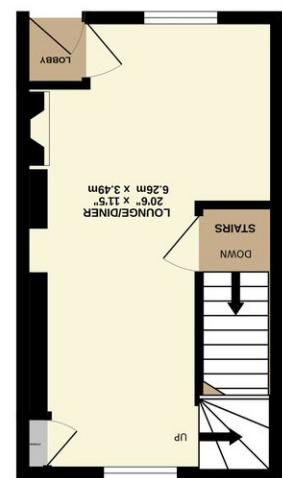
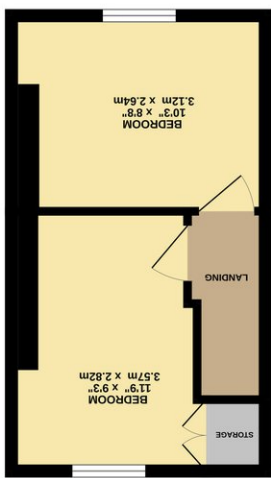
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Ref: WTW-19502521
Tenure: Freehold
01803 390000

Fore Street, Kingskerswell, TQ12 5HU

Asking Price £180,000

woodshomes.co.uk