

HOWARD DOUGLAS

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5 Aller Road, Kingskerswell, Devon TQ12 5AN

A detached three/four bedroom modern family home with garage and garden, in readily accessible location for Torquay/Exeter

| Entrance Hall with Cloakroom/WC | Living Room | Kitchen-dining room | Three Double Bedrooms | Nursery/Bedroom 4 | En-suite Shower Room and Family Bathroom | Integral Garage | Parking Drive | Enclosed Garden | No Onward Chain

£375,000

Situation & Description

Aller Road is situated in a readily accessible setting at Kingskerswell, between the towns of Newton Abbot and Torquay and just off the South Devon Link Road.

Kingskerswell Village has a range of amenities including co-op store, health centre with pharmacy, churches and primary school. There are regular bus services to Newton Abbot and Torquay.

5 Aller Road is well presented modern family house with nicely balanced accommodation. There is an entrance hall, with cloakroom off and the living room is situated to the front aspect. There is a kitchen-dining room with French doors opening to the garden, and direct access to the integral garage.

On the first floor there are three double bedrooms, one with en-suite plus a nursery/fourth bedroom and family bathroom. A pleasant outlook from the front aspect can be enjoyed towards surrounding hillsides.

Outside, to the front of the property is a reception garden and block-paved driveway, with parking for 2 to 3 cars and access to the single garage with electric roller entry door. Access can be gained on either side to the main rear garden which includes a paved area with steps leading up to a grassed garden.

Council Tax Band: Band D at the time of preparing these particulars (Teignbridge District Council)
Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Hall
Composite front entrance door. Double glazed window to side aspect. Wood effect floor. Radiator.

Cloakroom/WC
White suite of wc and basin. Radiator. Double glazed obscure window.

Living Room
14' x 13'4''. Double glazed window to front aspect. Radiator. Staircase to first floor.

Kitchen - Dining Room
16'10'' x 8'6''. Double glazed window and French doors to rear garden. Grey fronted fitted floor and wall units. One and a quarter bowl stainless steel sink unit. Integrated electric oven. Electric hob with fume hood over. Plumbing for washing machine and dishwasher. Under stair storage cupboard. Space for table and chairs. Radiator. Door to garage.

Stairs and Landing
Airing cupboard with shelving.

Bedroom 1
12'10'' x 9' Double glazed window to front aspect with pleasant outlook. Radiator. Hatch to roof space. Door to

En-suite Shower/WC
White suite of WC, wash basin and shower enclosure with rain head shower. Double glazed obscure window. Heated towel rail. Extractor.

Bedroom 2
10'8'' x 9'5''. Double glazed window to rear aspect. Radiator.

Bedroom 3
11'6'' x 8'6'' plus door recess. Double glazed window to front aspect with pleasant outlook. Radiator.

Bedroom 4/Nursery
8' x 6'5'' narrowing to 4'5''.Built-in cupboard over stairs. Double glazed window to front aspect with pleasant outlook. Radiator.

Bathroom/WC
White suite of WC, wash basin and bath with rain head shower over and glazed screen. Double glazed obscure window. Heated towel rail. Extractor.

Integral Garage
17' x 9' With electric roller door and door to kitchen. Double glazed door and window to garden. Power and light connected.

Outside
To the front of the property there is a grassed reception garden and block paved driveway for 2 to 3 cars leading to the garage. Gated access can be gained on either side to the rear garden. This includes a paved area with steps up to a grassed garden.

Additional Information
All mains services connected.

Ultrafast broadband should be available, as per Ofcom website. Mobile signal ranges from good outdoor and in-home to variable in-home, as per Ofcom website.

Anti-Money Laundering (AML) Compliance
To comply with UK Anti Money Laundering legislation, all estate agents are required to complete ID verification checks on all sellers and buyers, to apply ongoing monitoring until the transaction ends and to verify the legitimate source of funds of every buyer. We conduct these checks through an independent specialist service provider, alongside our own internal due diligence, and there is a fee of £24 (£20 plus VAT) per person. This is not a credit check so it will have no effect on your credit history.





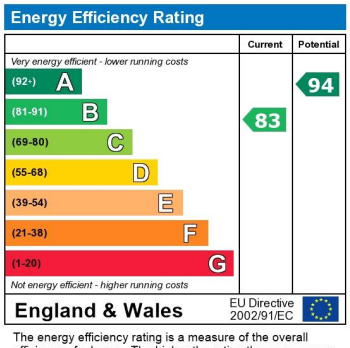








For illustrative Purposes
- Not to Scale



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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