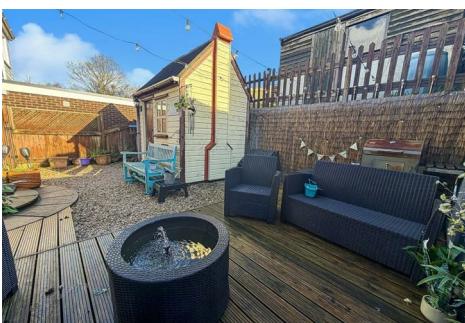




RE/MAX PROPERTY HUB



9 Richmond Hill, Newton Abbot, TQ12 5ER Guide price £280,000

RE/MAX are delighted to bring to the market this semi detached bungalow, which is well positioned in this cul de sac on the edge of the village with countryside at the rear and views enjoyed from the front over the village and across to Haytor on Dartmoor.

The accommodation has a modern fitted kitchen, with side access to the rear garden. The living room is at the front of the property and enjoys views over the village and across towards Dartmoor. There are two bedrooms on the ground floor and the third bedroom is on the first floor with all the bedrooms being of a good size. The bungalow could lend itself to further extending if required (subject to any necessary permissions).

Outside the rear garden is terraced, and offers wonderful views at the top of the garden. There is a block and timber built workshop/garden store with light and power in the garden, and a garage in a block nearby.

Kingskerswell is a popular village with excellent local amenities including nearby primary school, post office store, 7-day mini supermarket, butchers, library, medical centre and various other shops. Regular buses operate along the main road both to Newton Abbot and Torquay (both approximately 3 miles distant).

Measurements

KITCHEN: 11' x 7'2" (3.35m x 2.18m)

LOUNGE/DINING ROOM: 16' x 12'2" (4.88m x 3.71m) max.

BATHROOM:

BEDROOM: 10' x 8'9" (3.05m x 2.67m)

BEDROOM: 12'3" x 9' (3.73m x 2.74m)

Stairs leading to

FIRST FLOOR

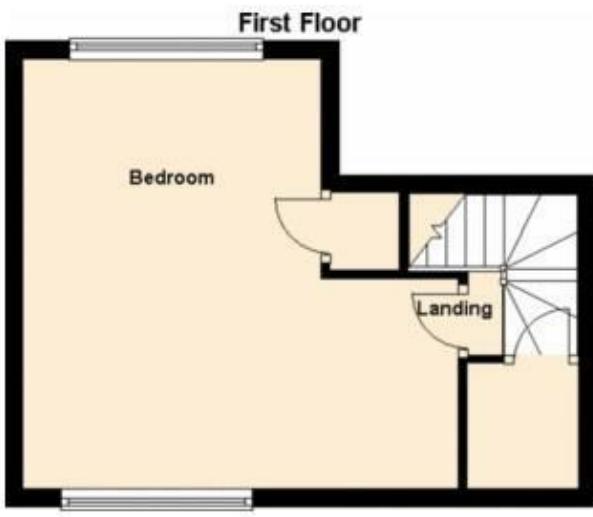
BEDROOM: 16'4" x 15'3" narrowing to 7'5" (4.98m x

4.65m narrowing to 2.26m)

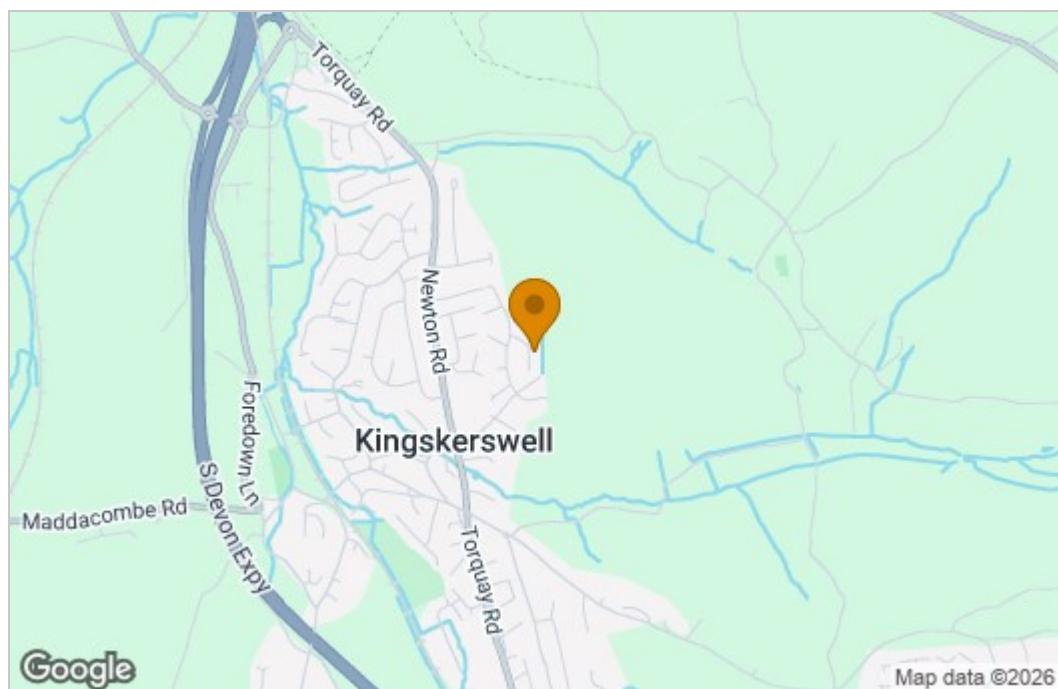
Floor Plan



RE/MAX
England & Wales



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Reynell Road, Newton Abbot, Devon, TQ12 6YA

Tel: 07850 038794 Email: ryan.flory@remax.uk <https://remax.uk/associates/Ryan%20Flory>