



The Accommodation

- ✔ Open plan living space with dining and kitchen area
- ✔ Inner hallway
- ✔ Four double bedrooms (master en suite)
- ✔ Superb conservatory
- ✔ Family bathroom
- ✔ Garage and driveway parking
- ✔ Delightful private rear garden
- ✔ Outside WC and brick built storage shed
- ✔ Countryside views

Our View “Contemporary open plan living in a peaceful location with superb views”



Brief Description

This beautifully presented detached property features four double bedrooms and superb spacious living accommodation with pleasant surrounding gardens situated on a private road with countryside views.

The accommodation comprises a spacious front porch with access to the front entrance leading into the superb, bright and spacious open plan living area with double glazed windows to the front and side. There is a wall mounted electric fireplace and an opening to the kitchen which has been recently refurbished to a high specification featuring a range of modern fitted wall and base units with stunning granite work surfaces and a mixer tap sink with integrated drainer. There is a feature electric range “Belling” cooker and integrated appliances include a dishwasher and larder fridge. There is tiled flooring which continues through to the useful utility/rear porch benefiting from space and plumbing for a washing machine and tumble dryer. A double glazed door leads to outside.

From the living room you have access to the inner hallway which leads to the three double bedrooms, one of which features built in wardrobes. Another of the bedrooms, which could also be utilised as a study, opens to a superb conservatory providing an ideal separate living/dining room overlooking the gardens. From the hallway there is access to a storage cupboard and a delightful re-fitted four piece family bathroom with a suite comprising a low level flush WC, pedestal wash hand basin, feature corner Jacuzzi bath and separate shower.

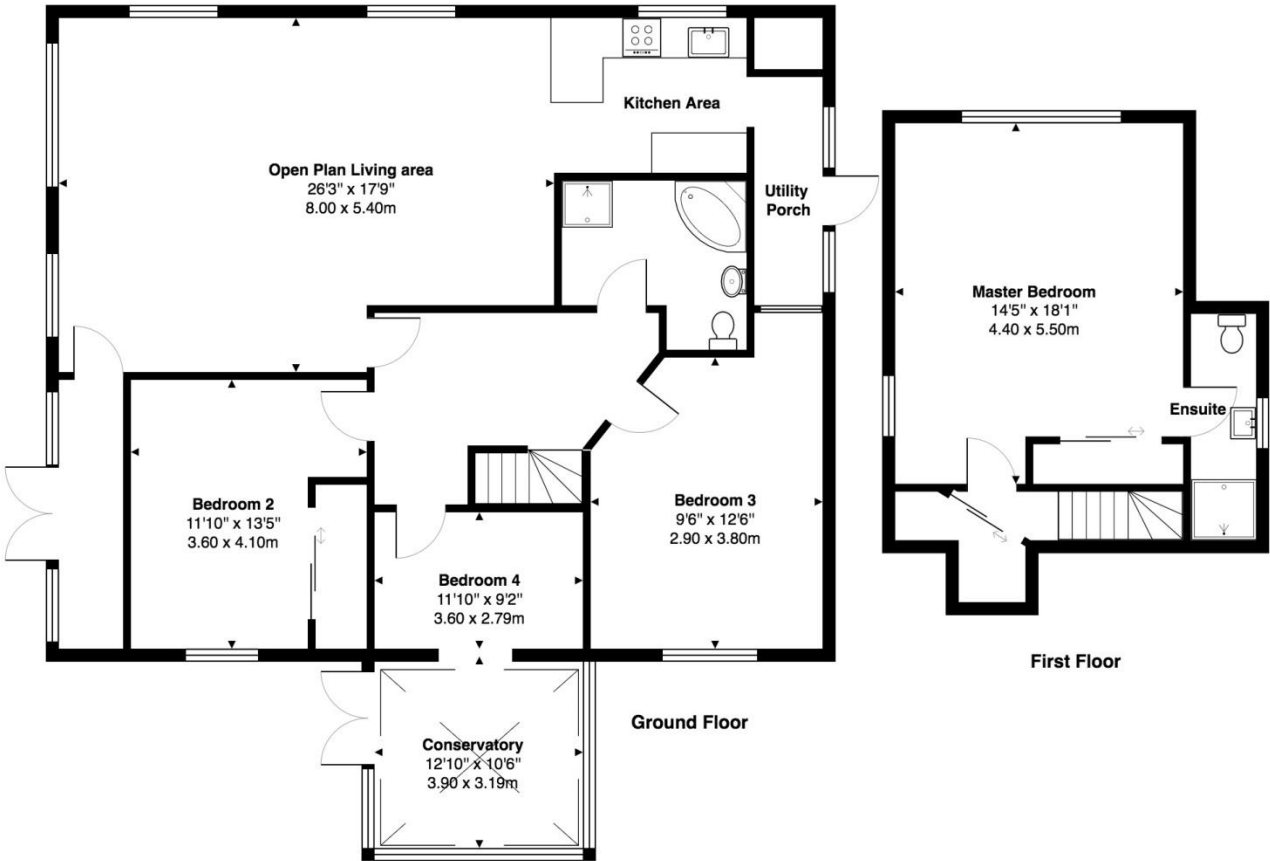
To the first floor you will find a very spacious master bedroom with superb far reaching views over Kingskerswell towards Dartmoor and the surrounding countryside. There are large built in wardrobes and access to the fitted en suite shower room. Also on this floor is an airing cupboard and useful storage into the eaves.

Externally, 1 Mount Pleasant Road features very well maintained surrounding gardens. To the front there is a driveway leading to a detached garage. A pathway then leads either side of the property. To one side you pass a useful outside WC and separate brick built storage shed with access to the rear garden and parking. The path continues to the rear where you will find a delightful private rear garden with two sections of lawn surrounded by a pleasant assortment of flowerbeds and enjoying the delightful views. Continuing around to the other side of the garden you have a greenhouse and enclosed patio area, ideal for outside dining and entertaining.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



ESTATE AGENTS

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LETTING AGENTS

DISTINCTIVE HOMES

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