



JOHN COUCH
THE ESTATE AGENT

Rivendell The Tors
Kingskerswell Devon

£800,000 Freehold



Rivendell The Tors Kingskerswell Devon TQ12 5DR

£800,000



A spacious detached four bedroom house hidden away in a countryside setting within minutes of the village centre

Entrance hall ■ Sitting room ■ Dining room ■ Kitchen
Laundry ■ Cloakroom ■ Shower room
Study ■ 4 bedrooms ■ 3 en-suites ■ Bathroom
Double garage ■ Gardens

FOR SALE FREEHOLD

Rivendell dates from the 1950's and has been well maintained, updated and extended in the intervening years. This family home now offers spacious accommodation, ample parking, a double garage and sunny level gardens with gorgeous countryside views.

POSITION

Located in the village of Kingskerswell, which was first noted in the Domesday Book and much of which is now part of a conservation area. The village has good everyday amenities including a church, primary school (subject to admissions policies), health centre, pharmacy and convenience store.

There are many good pubs nearby serving excellent food and a network of public footpaths offering excellent walking trails taking the adventurous in every direction.

Designed for comfortable family living, this attractive property is approached across a short driveway with principle rooms overlooking the sunny gardens, offering a private haven with lovely views.

INTERIOR

The house is accessed through the original front door on the south side or from a door which is adjacent to the garage/parking area which leads through to the kitchen.

On the ground floor both the sitting room and dining room enjoy dual aspect including large windows overlooking the garden. The sitting room is of good size and has a new gas effect wall mounted fire.

The dining room is large enough to accommodate a dining table and casual seating. The kitchen is fully fitted with a range of built-in appliances and is dual aspect with lovely views over the terrace and garden and to the side aspect.

VIEWING BY APPOINTMENT ONLY

Adjacent to the kitchen is a lobby where there is a fully fitted laundry room with sink and space for washing machine and a separate shower room. Doors lead to the parking area, a further door gives direct access to the rear garden and terrace.

Upstairs a spacious landing with a large window gives views over the garden. There are four bedrooms in total all with good built-in wardrobes. The large principal suite is dual aspect and has a contemporary shower room. Two of the double bedrooms have fine views over the gardens and both have ensuite facilities. The fourth bedroom also enjoys garden views. Completing the accommodation at first floor level is a family bathroom and a study.

OUTSIDE

Rivendell is approached from the road over a driveway that winds round to excellent parking and turning areas and to a double garage with electric door.

The whole garden enjoys the best of the sunshine, the terrace is a suntrap, cleverly encompassing a sunken self-cleaning swim/spa pool.

Accessed directly from the house the decked terrace area has a stylish glass balustrade and provides an ideal spot for peaceful relaxation or for entertaining al-fresco whilst enjoying the countryside views. From the terrace, steps descend to areas of level lawn perfect for more energetic pursuits, enhanced by borders of mature shrubs and trees giving interest and colour all year and offering a real haven of serenity and privacy.

AREA

Kingskerswell is ideally located being equidistant between Torquay and Newton Abbot and is approximately 2.5 miles to the out-of-town shopping centre at The Willows and Torbay Hospital.

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, international marina and a delightful array of shops, galleries, cafes, theatres and cinema. There are many bars and restaurants dotted along the waterside offering the opportunity to eat and drink al fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

Newton Abbot also offers varied shopping and dining opportunities and there are good schools in the area. The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and the international airport at Exeter provides a gateway to destinations further afield.

The historic riverside towns of Dartmouth and Totnes are nearby and the popular sailing resort of Salcombe, the Dartmoor National Park and English Heritage and many National Trust properties are all within easy reach.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators

CURRENT PROPERTY TAX BAND F

(Payable 2023/2024 £3268.36 Teignbridge District Council)













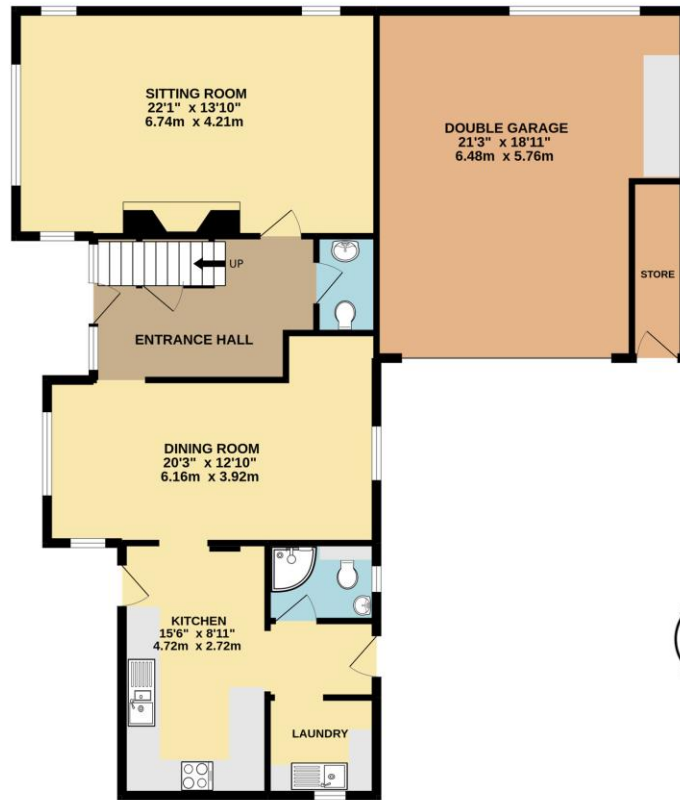




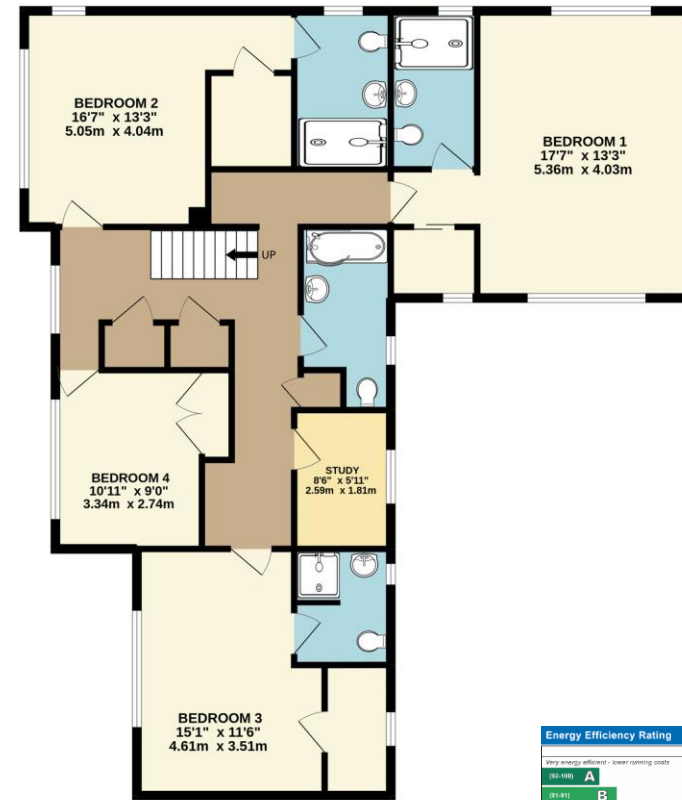




GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



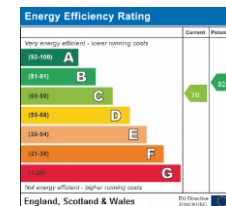
1ST FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 2553 sq.ft. (237.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.