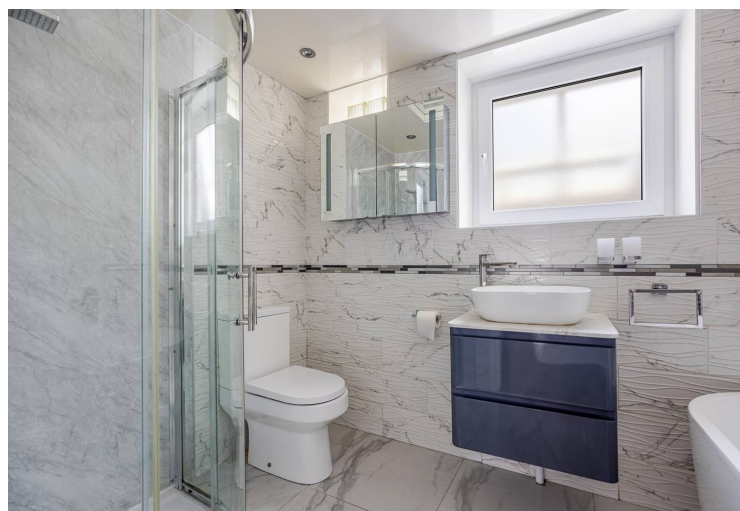




39 Southey Lane, Kingskerswell

£400,000 Freehold

Detached Bungalow • Four/Five Bedrooms • Versatile Accommodation • Converted Loft Space with Own Entrance • Spacious Lounge • Fitted Kitchen/Diner • Utility Room • Garage & Workshop • Generous Tiered Gardens • Far-Reaching Countryside Views

Contact Us...

📞 01626 365055

✉️ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL


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the key to your home



This **substantial detached bungalow** occupies a generous plot in the highly sought-after village of **Kingskerswell**, offering spacious and exceptionally versatile accommodation together with **five bedrooms, multiple reception spaces, a converted loft with shower room, garage, workshop and impressive tiered gardens**. A particular highlight is the property's elevated position, enjoying **far-reaching views across Kingskerswell and the surrounding countryside**.

The property is approached via an **entrance porch**, opening into a welcoming hallway from which the principal ground-floor accommodation can be accessed.

Positioned at the front of the bungalow is the **generous lounge**, a bright and comfortable reception room featuring an attractive **bay window** which takes full advantage of the open outlook. The room offers ample space for a range of seating and furniture.

There are **four bedrooms on the ground floor**, providing an excellent degree of flexibility for families, guests or those requiring space to work from home. **Bedroom one** is a particularly spacious double room with a large bay window and fitted storage, while **bedroom two** is another generous double bedroom with a range of fitted wardrobes. **Bedroom three** also benefits from useful built-in storage.

Bedroom four is positioned towards the rear of the property and benefits from **double doors opening directly onto the courtyard**. Its position and access to the outside make this an especially versatile room, equally suitable as a bedroom, home office, hobby room or additional reception space.

The ground-floor accommodation is served by a **family bathroom**, providing a comprehensive suite including a bath, separate shower, WC and wash hand basin.

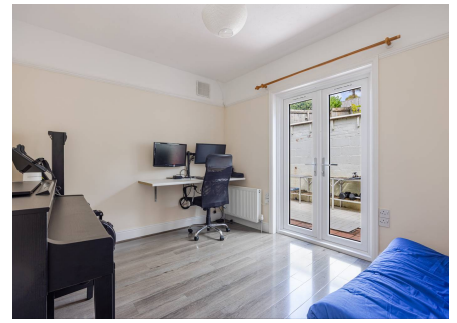
Towards the rear of the property is the **fitted kitchen**, offering an extensive range of modern white wall and base units complemented by contrasting work surfaces and tiled splashbacks. A window above the sink provides natural light, while the kitchen opens into an additional area beneath a glazed roof, creating a particularly bright and practical space.

Adjoining the kitchen is a **useful utility room**, providing further fitted storage together with space for a washing machine and tumble dryer.

The separate **dining room** provides plenty of space for a family dining table and chairs and benefits from **double doors opening directly onto the rear courtyard**, creating an excellent connection with the outside space. The glazed roof allows an abundance of natural light into this part of the home.

A significant feature of the property is the **converted loft accommodation**. Accessed via stairs from the ground floor, this substantial space provides an additional **reception room/bedroom area together with a shower room**, offering excellent flexibility. It could make an ideal principal bedroom suite, guest accommodation, hobby area or private space for an older child or family member. The property also benefits from an **attached garage with an adjoining workshop**, providing valuable parking, storage and workspace. The garage benefits from light and power, while the workshop offers further potential for hobbies, DIY or general storage.

Outside, the property really comes into its own. To the rear is a **substantial tiered garden**, arranged over several levels with established trees, shrubs and planting alongside stone retaining walls and pathways. There are numerous areas that could be used for seating and entertaining, together with a **timber pergola and swing seat** towards the upper section of the garden.



Important Information

Teignbridge Council Tax Band E
(£3197.60 2026/2027)

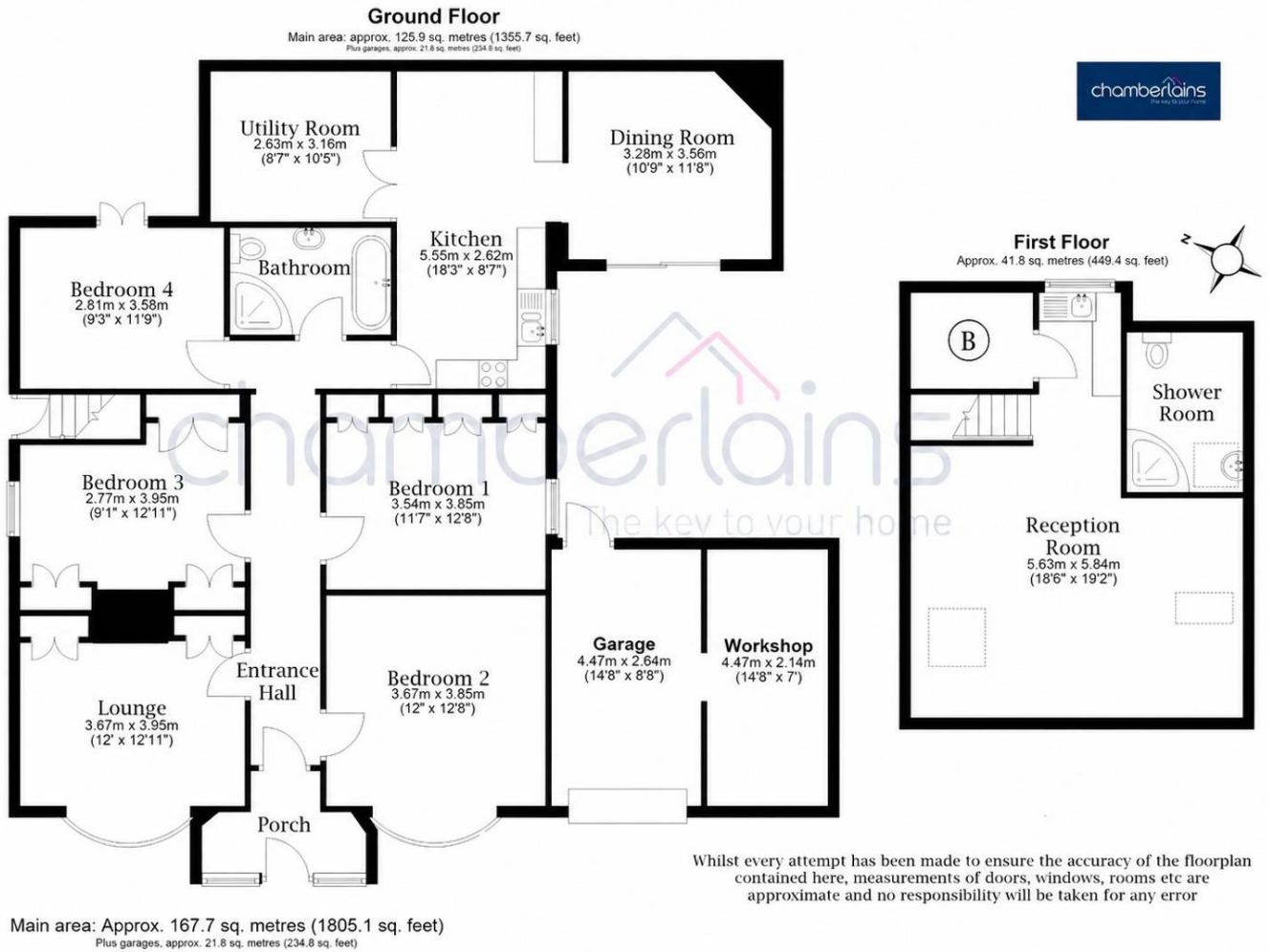
EPC Rating E

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

Mains Gas, Electric, Water and
Sewerage Supplied

The property is freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		