

STAGS

24a Huxnor Road, Kingskerswell, Newton Abbot, Devon TQ12 5DX

A well presented 3 bedroom detached property on the edge of the village of Kingskerswell. Hall, kitchen/dining room, utility room, 3 bedrooms, 2 bathrooms, large garden, integral garage and off street parking. EPC Band: B. EPC Band B. Tenancy Fees Apply.

Newton Abbot 3.5 miles | Exeter 19 miles | Torquay 5 miles

• 3 Bedroom • Bungalow • Garage & Off Street Parking • Built In 2017 • Large Kitchen/Diner • Sitting Room • 2 Bathrooms • Deposit: £1,846.00 • Council Tax Band: F • Tenant Fees Apply

£1,600 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION
This delightful and well presented property is situated on the edge of the old part of the village of Kingskerswell, which is ideally located between the English Riviera and the market town of Newton Abbot, and is particularly well placed for those that need to commute to the county capital of Exeter; the A380 is easily accessed providing speedy access to Exeter and the M5/M4 Motorway network beyond. There is an intercity railway station at Newton Abbot providing a route to London Paddington.

ENTRANCE HALL
Good size entrance hall with stairs leading to the first floor. Under stairs cupboard with coat hanging space. Radiator.

KITCHEN/DINER
A light and spacious room with oak flooring, wall and base units, stainless steel sink and drainer. Cuisine master 5 burner range with double oven and extractor hood over. Dishwasher, large upright fridge/freezer, wine rack. 2 radiators. Bifold patio doors to the rear decked area overlooking the garden.

UTILITY ROOM
Accessed via the dining area of the kitchen. Single stainless steel sink and drainer. Plumbing for washing machine and space for condensing tumble dryer. Smart meter monitor. Door to integral garage. Door to rear garden.

SITTING ROOM
Rear aspect room with electric "living flame" fire. Uplighters and central pendant light. Radiator.

BEDROOM 1
Ground floor front aspect double room. Radiator.

BATHROOM
White suite comprised of close coupled WC, pedestal basin, "P" bath with glass shower screen and thermostatic shower over. Heated towel rail.

FIRST FLOOR
Good size landing with Velux window.

BEDROOM 2
Rear aspect double room. Built in wardrobes. Radiator.

BATHROOM
White suite comprised of close coupled WC, pedestal basin, freestanding bath, cubicle with thermostatic shower. Heated towel rail.

BEDROOM 3
Rear aspect double room. Built in wardrobes. Radiator.

OUTSIDE
The property benefits from ample off street parking with access to a single integral garage. There is side access to the rear garden which is mainly laid to lawn and wraps around the rear and to one side of the property. The decked area is accessed from the kitchen/dining room and steps lead down to the lawn. There is a garden shed to one corner of the rear garden.

DIRECTIONS
From Totnes take the A381 signposted to Newton Abbot. Go through Ipplepen and pass Fermoys Garden Centre on your left. Carry on for a short way and turn right at Two Mile Oak, opposite the public house. This is signposted Kingskerswell. Follow this road down and when you reach the T junction at the end go straight across and under the bridge. Take the first right into Green Hill Road and at the junction turn right into Yon Street. Follow this road which becomes Huxnor Road. The property will be found down a right hand turning immediately after the "priority over oncoming vehicles" sign. It is the second property on the left.

LOCAL AUTHORITY
Council Tax Band: F. Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

SERVICES
Mains water, gas and electricity. Council Tax Band: F.

Ofcom predicted broadband services - Superfast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three and Vodafone.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available December. RENT: £1,600.00 pcm exclusive of all charges. DEPOSIT: £1,846.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED

