

**SAMPLE
MILLS**



**Rundle Road
Knowles Hill
Newton Abbot
Devon**

£350,000
FREEHOLD





Rundle Road, Knowles Hill,
Newton Abbot, Devon

£350,000 freehold

This well-presented 3 bedroom Detached Bungalow is situated just off the town centre making it convenient for all amenities to include shops, doctors, dentists, library, cinema, leisure centre and gyms, the main rail line to London Paddington, local parks, and easy access to the A380 to Torbay and Exeter.

The internal accommodation comprises spacious hallway incorporating the dining room, light and airy lounge with dual aspect windows and lovely views over the surrounding area, kitchen with built-in double oven, gas hob, extractor fan and fridge/freezer, 3 bedrooms, master with en-suite shower room plus built-in wardrobe (bedroom 2 also having a built-in wardrobe). There is also a separate shower room.

Further benefits include gas central heating, uPVC double glazing, large garage with electric door and large storage cupboard, well-maintained gardens front and rear.

Viewing is highly recommended.



uPVC part double glazed door opening through to:

Entrance

Radiator. Laminate flooring. Part glazed door through to the lounge. Opening through to:

Dining Area – 4.61m x 4.56m (15'2" x 15'0")

uPVC double glazed window. Laminate flooring. Inset spotlights. uPVC double glazed door to the front patio. Digital central heating thermostat. Door to inner hall.

Lounge – 5.74m x 5.34m (18'10" x 17'6")

Electric living flame convector fire in feature fireplace with remote control. Two radiators. TV point. uPVC double glazed windows to three aspects. Distant views over the surrounding area. Coving to ceiling. Telephone point.

Kitchen/Breakfast Room – 3.79m x 3.78m (12'5" x 12'5")

1½ bowl inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Plumbing for washing machine. Built-in 4 ring gas hob with extractor hood above. Built-in electric oven. Cupboard housing gas boiler for hot water and central heating system. Integrated fridge/freezer. Integrated dishwasher. Partly tiled walls. uPVC double glazed windows to side. Inset spotlights. Staircase providing access down to the garage. uPVC half double glazed door to outside.

Bedroom 1 – 4.26m x 3.67m (14'0" x 12'0")

Double panelled radiator. uPVC double glazed window to rear. uPVC double glazed windows with door opening through to the front patio. Built-in shelved cupboard. Coving to ceiling. Electric wall heater. Door to:

En-Suite – 2.38m x 1.99m (7'10" x 6'8")

Shower cubicle with sliding doors and fitted shower. Wash-hand basin. Low level w/c. Fitted cupboards. Partly tiled walls. Shaver point. Two heated towel rails. Obscure uPVC double glazed window. Extractor fan.

Inner Hall

Hatch to the roof space. Coving to ceiling. Built-in shelved cupboard.

Bedroom 2 – 3.34m x 2.75m (11'0" x 9'0")

Radiator. Built-in wardrobe. uPVC double glazed window to rear.

Bedroom 3 – 3.13m x 2.10m (10'3" x 6'10")

Radiator. Telephone point. uPVC double glazed window overlooking the rear.

Shower Room and w/c – 2.16m x 1.81m (7'1" x 5'11")

Shower cubicle with sliding doors and fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Partly tiled walls. Shaver point. Extractor fan. Obscure uPVC double glazed window.

From the kitchen, stairs lead down to a courtesy door through to:

Large Garage – 5.95m x 5.34m (19'6" x 17'6")

Electric metal up and over door. Power and light. Door through to an understairs storage cupboard at the back of the garage.

Outside

To the front of the property, there is a garden laid to chippings, for ease of maintenance, with borders stocked with various flowers, bushes and plants. There is a path up to the front of the property where there is a raised patio to the front door.

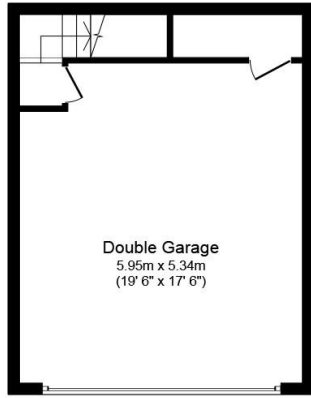
To the rear of the property, there is an area predominately laid to patio and gravel, for ease of maintenance, which is fenced in with a garden shed. In addition, there is a large garage.

Agents Note

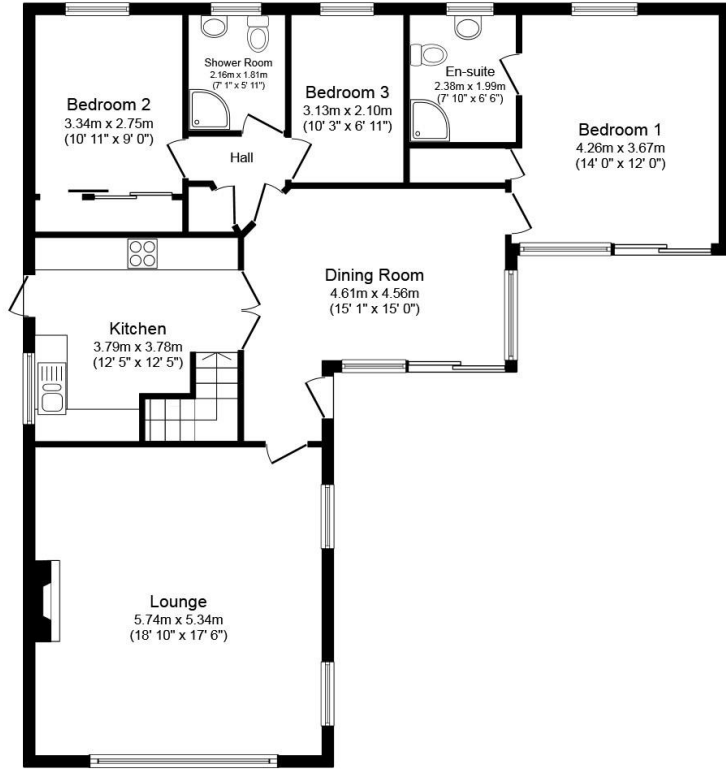
Council Tax Band: 'E' £2851.99 for 2023/24

EPC Rating: 'C'





Lower Ground Floor



Ground Floor

Total floor area 148.4 sq.m. (1,598 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to 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 affect your decision to buy, please contact us before viewing the property.