

**SAMPLE
MILLS**



**Stadium Drive
Kingskerswell
Newton Abbot
Devon**

£400,000
FREEHOLD





**Stadium Drive, Kingskerswell,
Newton Abbot, Devon**

£400,000 freehold

A modern light and airy 4 bedroom detached family home situated at the end of a cul-de-sac in the sought after village of Kingskerswell giving excellent access to local amenities including the village primary school, bus routes operate regularly along the main road to Torquay and Newton Abbot offering a host of further facilities and amenities to include the A380, M5 motorway and the main rail line to London Paddington. The village itself has excellent local amenities including primary school, Co-op, hairdressers, takeaway, health centre, library, churches, public houses and various other shops.

Internally the spacious accommodation comprises entrance hall leading to a downstairs cloakroom, lounge, conservatory and modern kitchen/dining room with built-in appliances to include self-clean single oven and self-clean combi microwave oven, induction hob, larder fridge, wine cooler and dishwasher. On the first floor, there are 4 bedrooms (bedrooms 1 and 2 having built-in wardrobes), master with en-suite shower room, and a separate family bathroom.

The property has gas central heating with a new Vaillant boiler and new radiators in the lounge and kitchen fitted by British Gas 3 years ago, uPVC double glazing, fully enclosed rear garden, integral garage and ample off road parking.

Viewing is highly recommended.



Part glazed uPVC double glazed door to:

Entrance Hall

uPVC double glazed window to side. Courtesy door through to the garage. Radiator. Telephone point. Door to:

Downstairs Cloakroom

Low level w/c. Vanity wash-hand basin. Part tiled. Radiator. Obscure glazed window.

Lounge – 4.15m x 3.84m (13'7" x 12'7")

uPVC double glazed window facing the front. Radiator. TV point. Staircase rising to first floor. Glass panelled Bi-folding opening doors to:

Kitchen/Dining Room – 5.30m x 3.17m (17'5" x 10'5")

A range of quality matching wall and base units. Quartz worktop surface areas. Built-in Neff self-clean single oven. Built-in Neff self-clean combi microwave. 4 ring Neff induction hob. Neff larder fridge. Neff dishwasher. Wine cooler. Sink with Franke boiling hot water tap. Tiled flooring. Spotlights. Vertical radiator. uPVC double glazed window facing the rear. Patio doors to:

Conservatory – 3.38m x 3.13m (11'1" x 10'3")

Bricked base and uPVC double glazed. Wall lights. French doors leading to the garden.

Off the Lounge, staircase rising to first floor landing

Hatch to the roof space. Airing cupboard. uPVC double glazed window to side. Doors off to:

Bedroom 1 – 4.22m x 2.64m (13'10" x 8'8")

uPVC double glazed window to rear. Build-in wardrobes. Radiator. Door to:

En-Suite

Shower cubicle. Vanity wash-hand basin. Concealed w/c. Fully tiled. Radiator. Spotlights. Extractor fan. Obscure glazed window.

Bedroom 2 – 3.62m x 2.62m (11'11" x 8'7")

uPVC double glazed window to the rear. Built-in wardrobes. Radiator.

Bedroom 3 – 2.30m x 2.22m (7'7" x 7'3")

uPVC double glazed window facing the front. Radiator. Fitted office units.

Bedroom 4 – 3.13m x 1.88m (10'3" x 6'2")

uPVC double glazed window facing the front. Radiator. Telephone point.

Bathroom

Panelled bath with shower over. Low level w/c. Vanity wash-hand basin. Ladder radiator. Fully tiled. Spotlights. Obscure glazed window.

Garage – 4.87m x 2.43m (16'0" x 8'0")

Up and over door. Power and light. Plumbing for washing machine. Space for tumble dryer. Courtesy door through to the entrance hall.

Outside

Electric car charging point.

To the front of the property, there is driveway parking for 3 cars leading to the garage. There is a raised border with various shrubs. A side access leads to the rear garden.

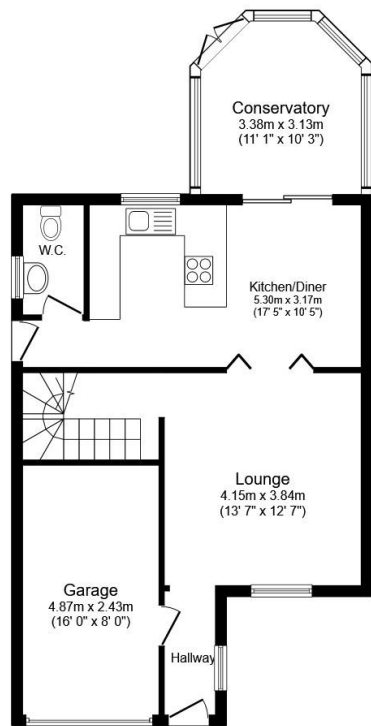
The rear garden is accessed from the conservatory, is fully enclosed with a decked area leading on to a lawned area with various bushes.

Agents Note

Council Tax Band: 'D' £2371.37 for 2024/25

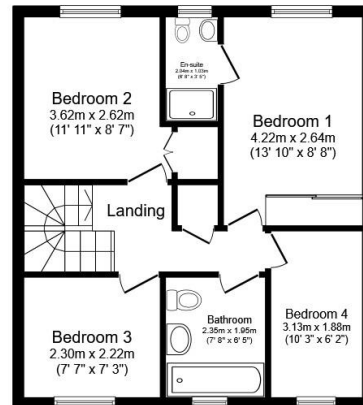
EPC Rating: 'D'





Ground Floor

Floor area 68.8 m² (740 sq.ft.)



First Floor

Floor area 49.0 m² (527 sq.ft.)

TOTAL: 117.7 m² (1,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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.

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