

**SAMPLE  
MILLS**



**Nut Bush Lane  
Torquay  
Devon**

**£400,000**  
FREEHOLD







**Nut Bush Lane, Torquay, Devon**

**£400,000 freehold**

A spacious Detached Bungalow situated in the sought after location of Nut Bush Lane, close to Cockington Village, on the edge of Torquay, within easy access of local amenities as well as the Devon Link Road for the A380/M5 motorway.

The accommodation is laid over 2 levels and comprises kitchen, utility room, breakfast room, separate shower room, and 3 bedrooms, master with 4 piece en suite on the ground floor. On the lower ground floor is a generous size living room with walk in under-house storage, separate dining room and conservatory with access on to the rear garden.

The property also benefits from mature gardens to the front and rear, ample off road parking, plus carport, and an outdoor swimming pool and pump room.

Further features include gas central heating and uPVC double glazing.

An early viewing is highly recommended if you are looking for a property in this popular location.





### Storm Porch

uPVC double glazed door opening through to

### Entrance Hall

Single panelled radiator. Hatch to loft space.

### Bedroom 1 13'9" x 13' (4.19m x 3.96m)

Single panelled radiator. Built in wardrobes with bridging units over. Additional built-in wardrobes. TV point. uPVC double glazed window to front. Door to

### En Suite 10'6" x 10'5" (3.20m x 3.17m)

4-piece suite comprising corner spa bath, tiled shower cubicle with fitted shower. Inset wash hand basin with storage cupboards above and below with a vanity unit. Inset lighting. Low level WC. uPVC double glazed window. Heated towel rail. Electric wall heater. Partly tiled walls. Built in shelved airing cupboard housing tank with electric immersion switch.

### Bedroom 2 12'5" x 9'6" (3.78m x 2.90m)

Double panelled radiator. uPVC double glazed windows overlooking the front to three aspects. Coved ceiling.

### Bedroom 3 12'5" x 7'5" (3.78m x 2.26m)

Single panelled radiator. uPVC double glazed window to side aspect.

### Kitchen 12' x 10'9" (3.66m x 3.28m)

One and a half bowl inset sink unit with mixer taps. Fitted matching wall and base units, some of which are glass fronted. Worktop surface areas. Built in 4 ring ceramic hob. Extractor hood above. Built in electric oven. Plumbing for dishwasher. Partly tiled walls. Far reaching views over the surrounding area towards St Marychurch and Babbacombe and countryside beyond. Space for fridge freezer. Door through to

### Utility Room 10'5" x 6' (3.18m x 1.83m)

Plumbing for automatic washing machine. Fitted base units. Recess for further appliance. Worktop surface. uPVC double glazed window. uPVC half double glazed door providing access to the garden.

### Shower Room 8' x 6'2" (2.44m x 1.87m)

Tiled shower cubicle with fitted shower. Pedestal wash hand basin. Low level WC. Partly tiled walls. Built in cupboard space.

### Breakfast Room 12'5" x 12' (3.78m x 3.66m)

Radiator. uPVC double glazed window to two aspects overlooking the side and rear, enjoying similar views to the kitchen. Staircase to the lower ground floor. Central heating thermostat.

### Lower Ground Floor Accommodation

#### Dining Room 12'9" x 12'9" (3.89m x 3.89m)

Single panelled radiator. uPVC double glazed window to side aspect. uPVC double glazed door providing access to the Conservatory. Glazed folding doors opening through to the Living Room.

#### Living Room 16'4" x 12'9" (4.98m x 3.89m)

Coal effect 'Living Flame' fitted gas fire set within stone fireplace, extending either side of hearth forming recess. 2 radiators. Walk in under house storage cupboard. uPVC double glazed double doors leading to the rear garden. TV point. Wall light points. Cupboard housing electric meters and fuse board.

#### Conservatory 12'2" x 10'2" (3.70m x 3.09m)

uPVC double glazed. Tiled floors. Double doors providing access to the rear garden.

### OUTSIDE

To the rear of the property there is an area that has been laid to patio with steps down to a garden which is laid to lawn with various bushes, plants and trees. There is a further area laid to patio where there is an outdoor swimming pool and pump house for the pool. In addition, there are side steps providing access to the front.

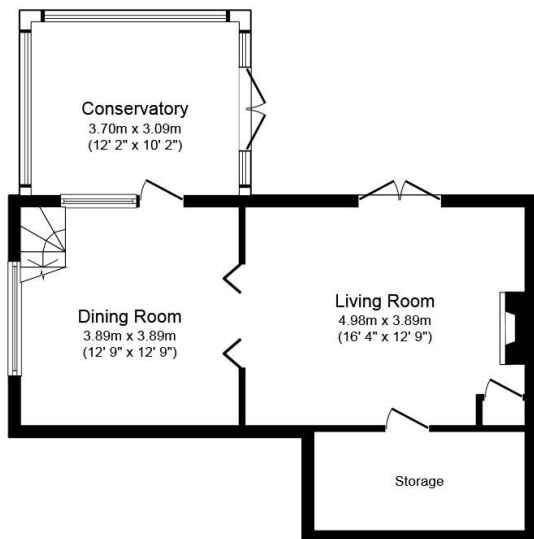
To the front there is off road parking for several vehicles, plus a carport. The front garden is laid to lawn with surrounding borders having various plants, flowers and trees. There is also a paved area with access to the front door.

### AGENTS NOTE:

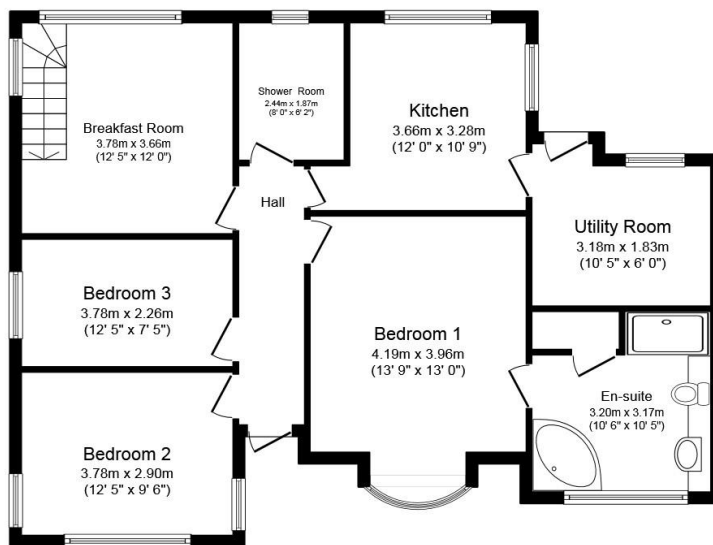
Council tax band: 'D' £2028.41 for year 22/23

EPC rating: 'D'





**Basement**



**Ground Floor**

Total floor area 147.3 sq.m. (1,585 sq.ft.) approx

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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   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.

S712 Ravensworth 0191 917 9331