

**SAMPLE  
MILLS**



**Barnhill Road  
Kingskerswell  
Newton Abbot  
Devon**

**£595,000**

FREEHOLD





Barnhill Road, Kingskerswell, Newton Abbot,  
Devon

**£595,000 freehold**

A spacious, well-presented, 6 bedroom property with additional en-suite bedsit with private front door situated 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.

The internal accommodation is laid over 3 levels and comprises of an entrance hallway featuring a cloakroom, and a modern, built-in understairs storage space with pull-out shoe drawers. To the right of the main entrance is an internal door that leads you to a large bedsit. This area is plenty big enough to accommodate a bedroom and living space, this is also an en-suite, as well as a private front door. This bedsit has the potential to be used as rental accommodation.

Moving down the entrance hall brings you to a modern, bright kitchen dining room. The kitchen was built in 2024 and is fitted with all the mod cons, double oven, all built-in appliances. The dining room leads around to the living room. On the ground floor you will also find a utility room.

On the first floor, there are 4 bedrooms, one en-suite plus a separate shower room. The second floor, which was built 2023, comprises the master bedroom with dressing room, bedroom 6/office and a further shower room.

Further benefits include gas central heating, uPVC double glazing, large resin bound driveway allowing enough room for several vehicles and a level rear garden. The garden is a perfect entertainment space having been professionally landscaped to keep it low maintenance. There are large porcelain tiles as well as artificial lawn, custom built bar with electric and running water and a decked BBQ area which is ideal for alfresco dining and entertaining. The garden also comprises of a log store, pergola housing a hot tub and a large shed.

Viewing of this property is strongly recommended.



## GROUND FLOOR

uPVC half double glazed door opening through to:

### Entrance Hall

Cabinet housing radiator. Understairs pull-out storage cupboards. uPVC double glazed window. Staircase rising to first floor. Inset spotlights. Door to:

### Cloakroom and w/c

Low flush suite. Inset wash-hand basin. Partly tiled walls. Extractor fan. Inset spotlights.

### Kitchen/Dining Room – 8.23m x 3.91m (27'0" x 12'10")

#### Kitchen Area

Inset single drainer sink unit with mixer taps, one of which produces boiling water. Range of matching wall and base units with soft closers. Built-in induction hob. Built-in electric double oven. There are tall storage cupboards enclosing power points with pull-out drawers for ease of cooking. There are also carousel doors with pull-out folding shelving, internal folding areas and pull-out drawers. Integrated fridge. Integrated dishwasher. Worktop surface areas incorporating tiled splash back areas. Inset spotlights. Pop-up power points. Ample storage with drawer space. uPVC double glazed window.

#### Dining Area

Cabinet housing radiator. uPVC double glazed double French doors to the rear leading to outside. Additional radiator. Archway opening through to:

### Lounge – 4.67m x 3.56m (15'4" x 11'8")

Wall mounted living flame gas fire. Radiator. TV point. uPVC double glazed window to front. Coving to ceiling. Inset spotlights.

### En-suite Bedsit (formerly the garage)

4.78m x 2.49m (15'8" x 8'2")

Radiator. uPVC double glazed window to front. Opening through to:

2.49m x 1.70m (8'2" x 5'7")

uPVC double glazed door providing access back to the front. uPVC double glazed window and door to:

### En-suite Shower Room

Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Radiator. Extractor fan. uPVC double glazed window.



## FIRST FLOOR LANDING

Staircase rising to second floor.

### Bedroom 2 – 4.75m x 3.51m (15'7" x 11'6")

uPVC double glazed window. Radiator. Door to:

### En-Suite

Shower cubicle with fitted shower. Inset wash-hand basin. Low level w/c.

### Bedroom 3 – 4.27m x 2.92m (14'0" x 9'7")

Radiator. uPVC double glazed window overlooking the rear. Inset spotlights.

### Bedroom 4 – 3.66m x 2.92m (12'0" x 9'7")

Radiator. Inset spotlights. uPVC double glazed window.

### Bedroom 5 – 3.05m x 2.67m (10'0" x 8'9")

Radiator. uPVC double glazed window to front.

### Shower Room

Tiled shower cubicle. Inset wash-hand basin with cupboard space below and tiled splash back. Heated towel rail. Obscure uPVC double glazed window. Extractor fan. Inset spotlights.



## SECOND FLOOR LANDING

### Master Bedroom – 5.89m x 3.45m (19'4" x 11'4")

Radiator. Eaves storage. uPVC double glazed window to rear. Double glazed Velux window to front. Opening through to:

### Dressing Room

uPVC double glazed window. Built-in shelved wardrobes.

### Bedroom 6/Office – 3.05m x 2.37m (10'0" x 8'5")

Radiator. Eaves storage. Double glazed Velux window. Inset spotlights.

### Shower Room – 2.54m x 2.49m (8'4" x 8'2")

Tiled double shower cubicle with fitted shower. Inset wash-hand basin with tiled splash back and cupboard space below. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Extractor fan.



## OUTSIDE

### Utility Room – 2.34m x 1.70m (7'8" x 5'7")

Plumbing for washing machine. Space for further appliances. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window.

To the rear of the property, is an area predominately laid to patio, where there is also log storage and an enclosed area with outside lighting, sweeping to one side where there is a level area laid to artificial grass and a timber shed. There is also a built-in bar area with fitted shelving and illumination lighting. There is also a decked area for barbeque, which is great for alfresco dining and entertaining. There is concealed lighting. There is a side gate that provides access back to the front. In addition, there is a door to the laundry room.

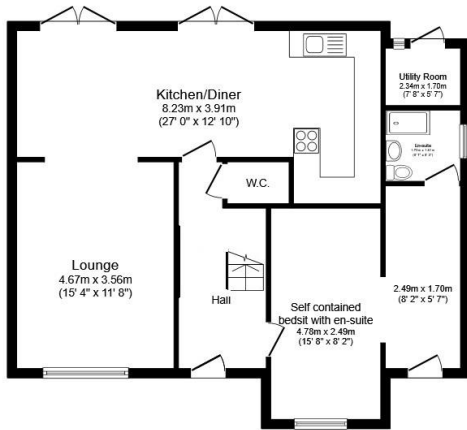
To the front of the property, there is off road parking for several cars.

## AGENTS NOTE

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

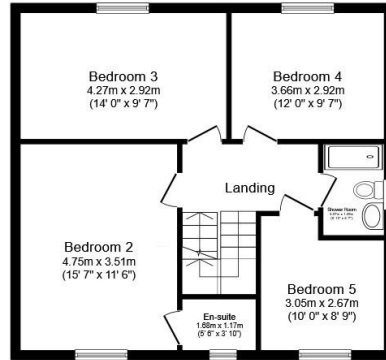
EPC Rating: 'D'





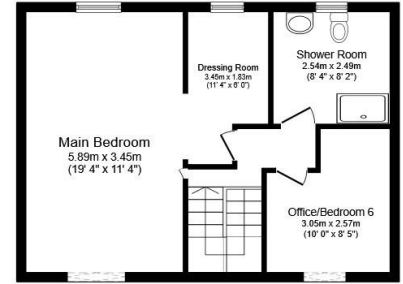
### Ground Floor

Floor area 78.8 m<sup>2</sup> (848 sq.ft.)



### First Floor

Floor area 62.9 m<sup>2</sup> (677 sq.ft.)



### Second Floor

Floor area 48.5 m<sup>2</sup> (522 sq.ft.)

**TOTAL: 190.1 m<sup>2</sup> (2,046 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             |         |           |
| 69-80 | C             |         | 79   C    |
| 55-68 | D             | 66   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.