

**SAMPLE  
MILLS**



**Seymour Road  
Knowles Hill  
Newton Abbot  
Devon**

**£450,000**

FREEHOLD







Seymour Road, Knowles Hill,  
Newton Abbot, Devon

**£450,000 freehold**

A spacious Semi-Detached family home, conveniently situated in the popular residential area of Knowles Hill, within easy access of all local amenities to include shops, schools, leisure centre, library, doctors, A38, A380 link road to Torbay and Exeter plus the main rail line to London Paddington.

The property would be ideal for a growing family and has accommodation internally comprising entrance porch, entrance hall, 4 reception rooms, kitchen, utility area and cloakroom on the ground floor. There is also a lower ground floor with 2 separate rooms, ideal for home office, hobby room etc. Upstairs, there are 3 bedrooms and a family bathroom. The property also benefits from a recently fitted kitchen and bathroom.

To the front of the property is a gravelled driveway providing ample off road parking plus a garage. To the rear of the property is a generous size garden, laid predominantly to lawn with decking and patio areas.

The property is being sold with **NO CHAIN** and an early viewing is highly recommended.



## GROUND FLOOR

uPVC half double glazed door opening into:

### Entrance Porch

uPVC double glazed window. Part glazed door opening through to:

### Hallway

Wooden effect flooring. Single panelled radiator. Telephone point. Staircase rising to first floor. Understairs storage cupboard. Door to:

### Cloakroom/WC

Low flush suite. Wall mounted wash-hand basin with tiled splashback. Medicine cabinet. Extractor fan. Tiled floor.

### Dining Room – 12'8" x 10'9" (3.86m x 3.28m)

Coal effect living flame fitted gas fire set within a feature fireplace on hearth with mantle over. Double panelled radiator. uPVC double glazed window looking over the front. Wooden effect flooring. Door through to:

### Reception 2 – 10'10" x 10'0" (3.30m x 3.05)

uPVC double glazed window overlooking the rear enjoying outstanding countryside views over and beyond Kingsteignton towards the Moors and over the surrounding area. Double panelled radiator.

### Lounge – 13'8" x 10'7" (4.17m x 3.23m)

Double panelled radiator. Wooden flooring. TV point. BT point. Circular semi-detached window looking over the front.

### Kitchen – 11'10" x 7'7" (3.61m x 2.31m)

Recently refitted which incorporates a range of fitted base units with worktop surface areas. Porcelain drainer 1½ with mixer tap. Wall mounted cupboards. Display cabinets. Wine rack. Partly tiled walls. uPVC double glazed window, again with an open outlook and open views over the surrounding area. Tiled floors. Washing machine. Gas cooker point. Extractor fan. Concealed lighting. Door through to:

### Utility Area

uPVC double glazed windows. Tiled walls. Step down to the front. uPVC double glazed door. Door providing access onto the rear as well.

### Reception Room 4/Occasional Room – 11'5" x 8'0" (3.48m x 2.44m)

Wooden effect flooring. Thermostat control for central heating. Dual aspect uPVC double glazed windows to front and rear.



## LOWER GROUND FLOOR

### Hallway

uPVC double glazed window.

### Room 1 – 11'4" x 8'5" (3.45m x 2.57m)

Wooden flooring. Double panelled radiator. uPVC double glazed window.

### Room 2 – 10'8" x 10'0" (3.25m x 3.05m)

uPVC double glazed window. Wooden flooring.

## FIRST FLOOR

### Landing

Wooden balustrades. Access to loft area. Smoke detector. Obscure double glazed window. Recess with coat hooks.

### Bedroom 1 – 12'7" x 11'2" (3.84m x 3.40m)

uPVC double glazed window to 2 aspects looking over the front and rear. Wooden flooring. Double panelled radiator.

### Bedroom 2 – 11'2" x 10'9" (3.40m x 3.28m)

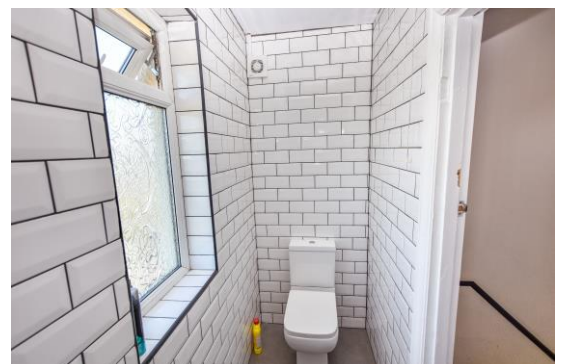
uPVC double glazed window looking over the front. Wooden flooring. Storage area.

### Bedroom 3 – 8'10" x 6'9" (2.69m x 2.06m)

Wooden flooring. Single panelled radiator. uPVC double glazed window enjoying far reaching views from the rear.

### Bathroom

Comprises 3 piece suite. Low level WC. Wash-hand basin. Tiled bath. Shower screen. Fitted shower. Radiator. Concealed lighting. Obscure glazed window.



## OUTSIDE

To the front of the property, there is a raised area stocked with various plants and shrubs with an area laid to gravel forming ample off road parking.

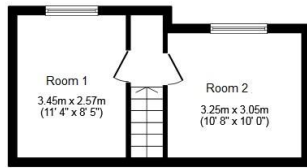
To the rear of the property, there is an area laid to decking with steps down to a garden. There is also an area laid to patio leading onto a lawn which is extremely well laid out with a variety of plants and shrubbery. Garden pond. Aluminium greenhouse. Garden sheds x 2. There is also a garage plus off road parking.

## AGENTS NOTE

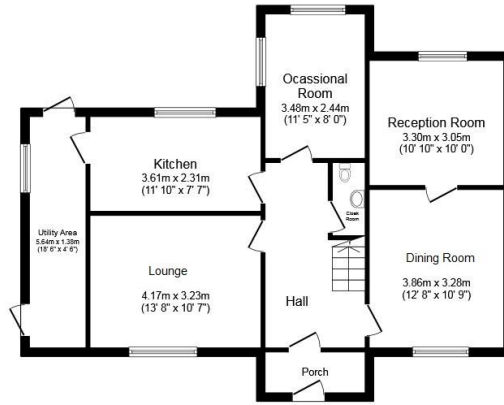
Council Tax Band: 'D' £2206.87 for 2022/23

EPC Rating: 'D'

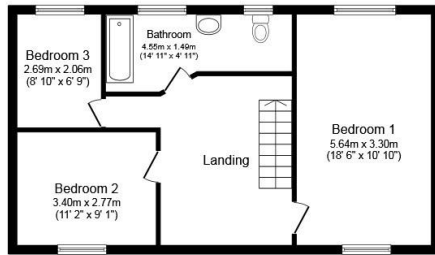




**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 158.4 sq.m. (1,705 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		79   C
55-68	D	57   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.