

**SAMPLE
MILLS**



**Lyn Grove
Kingskerswell
Newton Abbot
Devon**

£290,000
FREEHOLD





Lyn Grove, Kingskerswell,
Newton Abbot, Devon

£290,000 freehold

A detached 2 bedroom bungalow situated in a cul de sac in the popular area of Kingskerswell. The property is sold with **NO CHAIN** and has recently been renovated and is for sale in excellent decorative order. If you are looking for a bungalow on a level location, close to all local amenities, this property is one that should be viewed!

The accommodation comprises a spacious entrance hall, lounge with feature fireplace and dual aspect double glazed windows, kitchen, 2 double bedrooms and a recently refitted bathroom.

The property benefits from off road parking, garage to the side with light and power and access onto the rear garden. The gardens are level and mainly laid to lawn with mature plants and shrubbery. Further features include gas central heating and double glazing.



Entrance Porch

Quarry tiled flooring. Perspective panelling. uPVC double glazed door to:

Hallway

Single panelled radiator. Access to loft.

Lounge – 4.50m x 3.90m (14'9" x 12'10")

Feature fireplace, tiled insert surround and hearth with feature grate. Double panelled radiator. uPVC double glazed piano window. uPVC double glazed windows to the front. Serving hatch. Coving to ceiling. Spacious room.

Bedroom 1 – 3.70m x 3.00m (12'2" x 9'10")

uPVC double glazed window. Double panelled radiator. Built-in storage cupboard. Views over the rear garden and over the rolling countryside towards Abbotskerswell and over.

Bedroom 2 – 3.70m x 3.60m (12'2" x 11'10")

Spacious double bedroom. uPVC double glazed window with open outlook, again open views over the rear garden and towards Abbotskerswell and over the fields beyond. Built-in storage cupboard, hanging rail and shelving.

Bathroom – 2.60m x 1.70m (8'6" x 5'7")

Completely refurbished. Panelled bath. Shower screen. Triton shower. Chrome taps. Perspective covering to the walls. Wash-hand basin. Low level w/c. Obscure glazed window. Extractor fan. Circular light. Wooden effect flooring.

Kitchen – 3.40m x 2.70m (11'2" x 8'10")

Incorporating a range of fitted base units with rolled edge worktop surface areas. Induction hob. Built-in single oven. Stainless steel splash back. Extractor fan. Range of wall mounted cupboards. Dual aspect uPVC double glazed windows to the front and to the side. Plumbing for washing machine. Stainless steel drainer with taps over. Double glazed door providing access to the rear.

Garage – 5.00m x 2.40m (16'5" x 7'10")

Up and over door. Power and light. Window. Gas meter. Door providing access to the rear garden.

Outside

The property has tarmacked hard standing with access onto the garage. The garden to the front has hedgerow, rockery display, borders, shrubs and plants and path leading around to the rear garden. Wooden garden fence. Rear path. The rear garden is level. Access to the garage and path. A good range of mature trees, borders and plants.

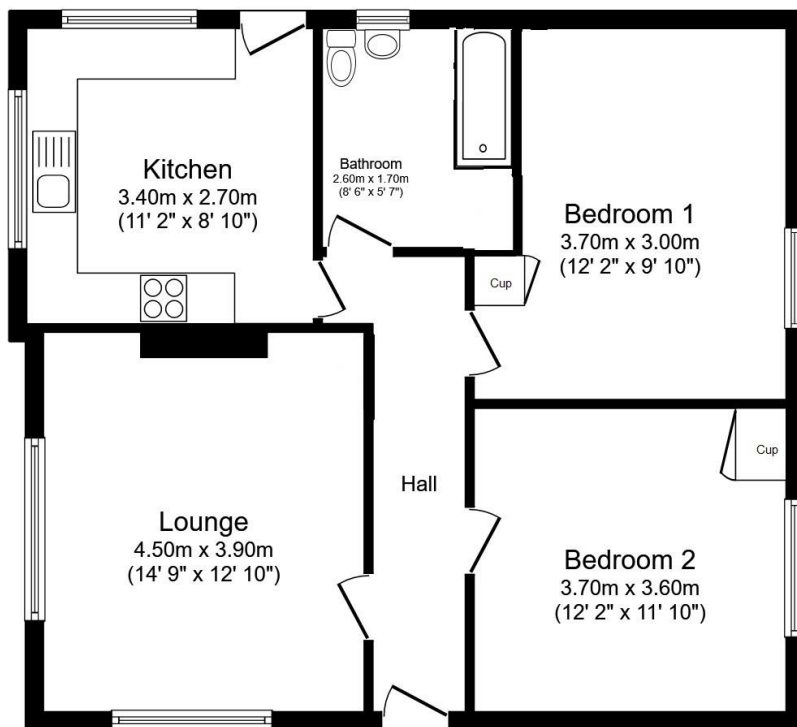
Agent's Note

Council Tax Band: 'C' £2219.67 for 2025/26

EPC Rating: 'D'

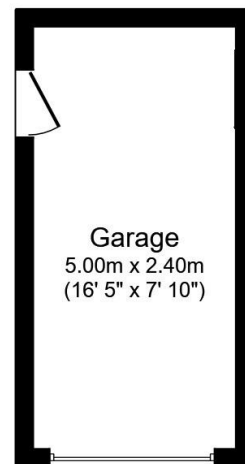
Long Term Flood Risk: Very Low





Floor Plan

Floor area 72.0 sq.m. (775 sq.ft.)



Garage

Floor area 12.0 sq.m. (129 sq.ft.)

Total floor area: 84.0 sq.m. (904 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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PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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.

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