

**SAMPLE
MILLS**



**Newton Road
Kingskerswell
Newton Abbot
Devon**

£475,000

FREEHOLD





Newton Road, Kingskerswell, Newton
Abbot, Devon

£475,000 freehold

This 5 bedroom Detached home with a self-contained 1 bedroom Annexe is 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.

This versatile accommodation comprises entrance hall, lounge, dining room, 2 further reception rooms, bathroom and kitchen/dining room on the ground floor. Upstairs, there are 4/5 bedrooms and shower room. There is also a separate self-contained 1 bedroom annexe (formerly the garage) with kitchen, lounge and shower room.

Further benefits include gas central heating, uPVC double glazing, far reaching views, ample off road parking for several cars to the rear plus gardens.

Viewing is highly recommended to appreciate the property on offer.



uPVC double glazed door with side screen opening through to:

Entrance Hall

Two radiators. Telephone point. uPVC double glazed window to side. Understairs storage cupboard. Staircase rising to first floor. Opening through to:

Lounge – 7.60m x 4.10m (24'10" x 13'4")

Cast iron fireplace on hearth with mantle surround and wood store to side. TV point. Laminate flooring. Radiator. uPVC double glazed windows to two aspects overlooking the side and front, from which far reaching views over towards Newton Abbot and Kingskerswell are obtained. Coving to ceiling. Wall light points.

Dining Room – 3.80m x 2.70m (12'4" x 8'11")

Single panelled radiator. uPVC double glazed window to front aspect overlooking the village. Single panelled radiator. Coving to ceiling.

Reception Room 1 – 3.80m x 3.20m (12'4" x 10'7")

Single panelled radiator. Pedestal wash-hand basin with tiled splash back. uPVC double glazed window to side.

Reception Room 2 – 4.20m x 3.80m (13'9" x 12'4")

uPVC double glazed window to the side. Picture rail. Double panelled radiator.

Kitchen/Breakfast Room – 6.80m x 3.70m (22'5" x 12'0")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Wooden edge worktop surface areas. Gas cooker point. Extractor hood. Plumbing for dishwasher. Plumbing for washing machine. Partly tiled walls. uPVC double glazed window to three aspects overlooking the front, side and rear, again from the front, views over the village. Concealed lighting in the units. Double panelled radiator. Inset spotlights. Coving to ceiling. uPVC double glazed French doors providing access to outside.

Bathroom and w/c

Panelled bath with shower mixer tap attachment. Wall mounted wash-hand basin. Low level w/c. Heated towel rail. Fully tiled walls. Obscure uPVC double glazed window. Tiled floor.

FIRST FLOOR LANDING

Bedroom 1 – 3.80m x 3.80m (12'4" x 12'4")

Inset wash-hand basin with cupboard space below. uPVC double glazed window to the side enjoying distant views over towards Newton Abbot and Dartmoor. Single panelled radiator. Wooden floor. Fitted wardrobe.

Bedroom 2 – 4.20m x 2.30m (13'8" x 7'8")

Single panelled radiator. uPVC double glazed window to side with views over the village. Pedestal wash-hand basin with tiled splash back. Eaves storage.

Bedroom 3 – 3.80m x 2.20m (12'4" x 7'4")

Single panelled radiator. Stripped floor. uPVC double glazed window to rear.

Bedroom 4 – 3.50m x 2.20m (11'6" x 7'2")

Single panelled radiator. uPVC double glazed window to rear aspect. Fitted cupboard. Opening through to:

Bedroom 5 – 3.60m x 2.20m (11'10" x 7'4")

Single panelled radiator. uPVC double glazed window to side.

Shower Room

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Fully tiled walls. Single panelled radiator. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property, is a paved area leading onto a garden laid to lawn with surrounding borders having flowers, bushes and plants. There is a garden shed and a further area stocked with flowering bushes and tree. There is under house storage and a drying area. There are steps down to a gate which takes you back onto the Newton Road. Also to the side, there is an area laid to gravel where there is an outside light. There is a half double glazed door which leads to a storage area, which houses the boiler for hot water and central heating system and a wrought iron gate provides access to the rear, where there is outside lighting, outside tap and a raised bed stocked with bushes and shrubs. In addition, there is a driveway plus ample off road parking to the rear for several cars. uPVC double glazed door opens through to:

ANNEXE (formerly the garage)

Walk into:

Kitchen – 3.70m x 2.60m (12'3" x 8'6")

Inset stainless steel sink unit with mixer taps. Wall and base units. Power and light. uPVC double glazed window. Door opening through to:

Lounge – 4.80m x 1.80m (15'7" x 6'0")

Double panelled radiator. uPVC double glazed window to front.

Bedroom – 4.7m x 1.80m (15'5" x 5'9")

Two uPVC double glazed windows. Power and light.

Shower Room

Tiled shower cubicle with fitted shower. Pedestal wash-hand basin with tiled splash back. Low level w/c. Extractor fan.

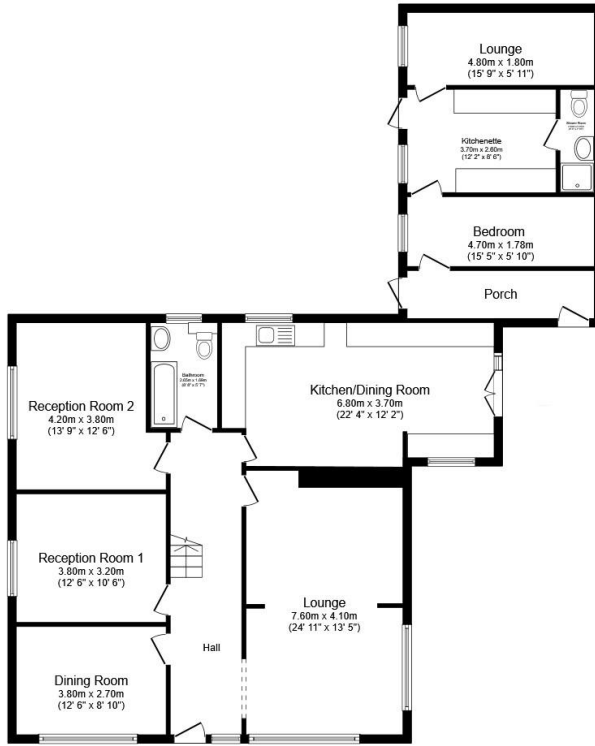
AGENT'S NOTE

Council Tax Band: 'E'

EPC Rating: 'D'

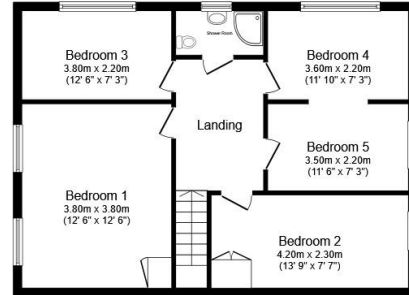
Long Term Flood Risk: Very Low





Ground Floor

Floor area 144.2 sq.m. (1,553 sq.ft.)



First Floor

Floor area 67.5 sq.m. (726 sq.ft.)

Total floor area: 211.7 sq.m. (2,279 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.