

**SAMPLE
MILLS**



**Westhill Terrace
Kingskerswell
Newton Abbot
Devon**

£270,000
FREEHOLD





Westhill Terrace, Kingskerswell,
Newton Abbot, Devon

£270,000 freehold

This mid terraced cottage style home comprises an entrance hall, lounge/diner and fitted kitchen. On the first floor, there are 3 bedrooms and a shower room and w/c. The property also has gas central heating, uPVC double glazing, gardens mainly to the rear and a small area to the front, plus allocated parking.

Situated in the heart of Kingskerswell with its range of facilities and amenities including schools, shops, hairdressers, medical centre, beautiful walks, the church and bus routes to both Torbay and Newton Abbot with its further range of facilities and amenities.



uPVC part double glazed door opening through to:

Kitchen – 5.03m x 2.92m (16'6" x 9'7")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Matching wall and base units. Worktop surface areas. Gas cooker point. Plumbing for washing machine. Recess for fridge/freezer. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window to front. Laminate flooring. Radiator. Partly tiled walls. Hatch to loft space. Spotlight points. Glazed door through to:

Lounge/Dining Room – 7.32m x 3.89m (24'0" x 12'9")

Feature fireplace on hearth with mantle surround. TV point. Radiators x 2. Telephone point. Staircase rising to first floor. uPVC double glazed window to front. Glazed door back through to:

Inner Hall

Understairs storage cupboard. uPVC double glazed door providing access to the gardens.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 3.40m x 3.18m (11'2" x 10'5")

Double panelled radiator. uPVC double glazed window.

Bedroom 2 – 3.76m x 2.31m (12'4" x 7'7")

Built-in wardrobes. Double panelled radiator. uPVC double glazed window overlooking the rear enjoying far reaching views over towards Klingskerswell and over towards Dartmoor.

Bedroom 3 – 2.64m x 2.18m (8'8" x 7'2")

Single panelled radiator. uPVC double glazed window enjoying similar views to that of bedroom 2.

Shower Room and W/C – 3.40m x 1.78m (11'2" x 5'10")

Shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Single panelled radiator. Built-in shelved linen cupboard. Obscure uPVC double glazed window.

Outside

There is an area which has been laid to patio with surrounding borders having various bushes, plants and shrubs, with an opening through to an area laid to decking where there is a hot tub and there is also an enclosed workshop area and bar area. A side path provides access to a further garden area. In addition, there is a further courtyard area. There is also allocated parking.

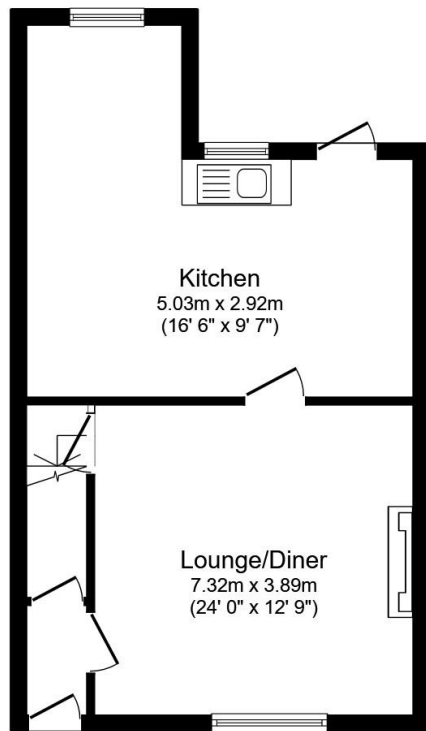
Agent's Note

Council Tax Band: 'B' £1942.22 for 2025/26

EPC Rating: TBC

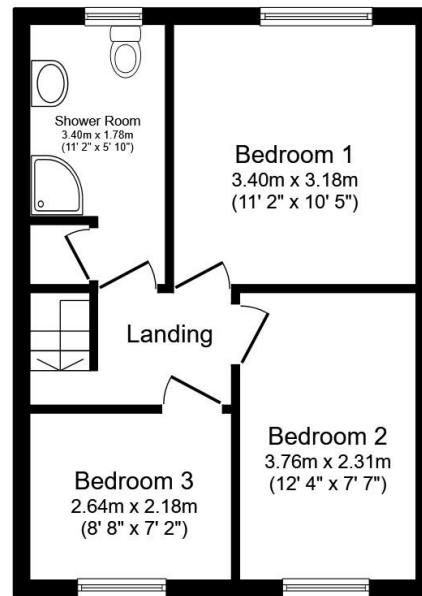
Long Term Flood Risk: Very Low





Ground Floor

Floor area 40.3 sq.m. (433 sq.ft.)



First Floor

Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 77.0 sq.m. (828 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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