

**SAMPLE
MILLS**



**Coffinswell
Newton Abbot
Devon**

£420,000
FREEHOLD





Coffinswell, Newton Abbot, Devon

£420,000 freehold

A well-presented 3 bedroom Cottage located in the pretty village of Coffinswell, just a few miles from the beautiful South Devon coastline. The village is in a conservation area and surrounded by farmland. The village has many traditional Devon cob and thatch cottages, a church and the popular 'The Linny' inn. Torquay is approximately 3 miles away and there are a number of schools within reach. The property has easy commuting links including a direct rail service to London Paddington from Newton Abbot, and the South Devon Highway to Exeter and the M5 motorway.

The internal accommodation comprises entrance porch leading to the hallway, lounge with cast iron feature fireplace, an archway leads through to the dining room, the kitchen/breakfast room has double doors providing access onto the rear garden, utility room and shower room with a double walk-in shower area and underfloor heating, on the ground floor. Upstairs, there are 3 bedrooms, all enjoying countryside views, and a master en-suite cloakroom.

Further benefits include uPVC double glazing, outstanding countryside views, oil central heating, gardens front side and rear, the rear garden backing onto a farm. In addition, there is off road residents' parking.

Please Note, this property is subject to the 3 year Devon Residency Restriction, which means that any potential Purchasers must have lived or worked in Devon for the last 3 years.

Viewing is highly recommended.



uPVC part double glazed door opening through to:

Entrance Porch

Tiled floor. Single panelled radiator. Archway opening through to:

Entrance Hall

Laminate flooring. Staircase rising to first floor. Double panelled radiator. Digital control thermostat. Understairs storage cupboard with light, coat rail and timer control box for hot water and central heating system. Door opening through to:

Lounge – 4.85m x 3.96m (15'11" x 13'0")

Cast iron feature fireplace on hearth with mantle surround. TV point. Laminate flooring. Radiators x 2. uPVC double glazed window overlooking the front. Wall light points. Archway opening through to:

Dining Room – 3.76m x 3.15m (12'4" x 10'4")

Double panelled radiator. Laminate flooring. Panelling to dado height. uPVC double glazed window overlooking the rear garden and enjoying countryside views over the fields. Door opening through to:

Kitchen/Breakfast Room – 4.50m x 3.30m (14'9" x 10'10")

Inset 1½ bowl stainless steel sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Color gas cooker point. Plumbing for dishwasher. Radiator. Vinyl floor covering. Partly tiled walls. uPVC double glazed window to side. Spotlight points. Fitted shelved cupboard. uPVC double glazed double doors providing access to the rear garden.

Utility Room

Fitted cupboards. Plumbing for washing machine. Single panelled radiator. uPVC double glazed window to side. Wall and base units. Laminate flooring.

Shower Room – 2.74m x 2.49m (9'0" x 8'2")

Walk-in double shower area with fitted shower. Wall mounted wash-hand basin with drawer space below. Low level w/c. Fully tiled walls. Heated towel rail. Tiled floor. Further built-in unit. Cupboard space. Vanity mirror with electric light. Obscure uPVC double glazed window. Inset spotlights. Underfloor heating.

First Floor Landing

Hatch to the roof space. Single panelled radiator. uPVC double glazed window enjoying views over towards the farm and countryside beyond.

Bedroom 1 – 4.62m x 3.58m (15'2" x 11'9")

Feature fireplace. Radiators x 2. uPVC double glazed windows to 2 aspects overlooking the side and the front and from both aspects having countryside views. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin. Partly tiled. Tiled floor.

Bedroom 2 – 3.99m x 2.49m (13'1" x 8'2")

Double panelled radiator. uPVC double glazed window overlooking the front enjoying distant countryside views. Fitted cupboard.

Bedroom 3 – 2.95m x 2.29m (9'8" x 7'6")

Single panelled radiator. uPVC double glazed window to rear aspect enjoying views over the countryside.

Outside

To the front of the property, there is a garden predominately laid to lawn. In addition, there are also rockery areas stocked with bushes, plants and shrubs. There is a garden pond. There is also a further raised area, again with plants and bushes and pathway providing access to the front door.

To the side of the property, is an enclosed area which houses the oil tank and the propane gas for the hob and in addition the oil central heating system. A side gate provides access to the rear.

To the rear of the property, there is an area which has been laid onto patio, which provides access to a garden laid to lawn, again with raised beds having various plants and flowering bushes and shrubs. There is outside lighting and outside power. There is also a garden shed. The garden backs onto the farm with outstanding views over the surrounding area and countryside. In addition, there is off road resident's parking.

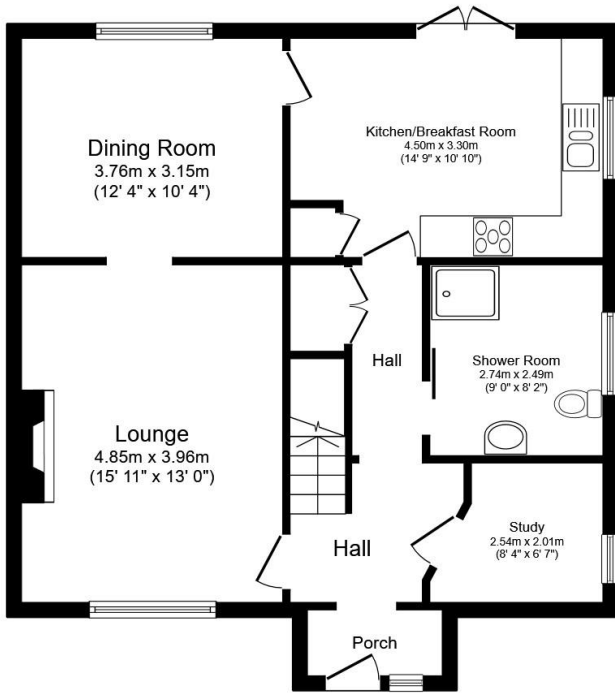
Agents Note

Council Tax Band: 'C' £2076.40 for 2024/25

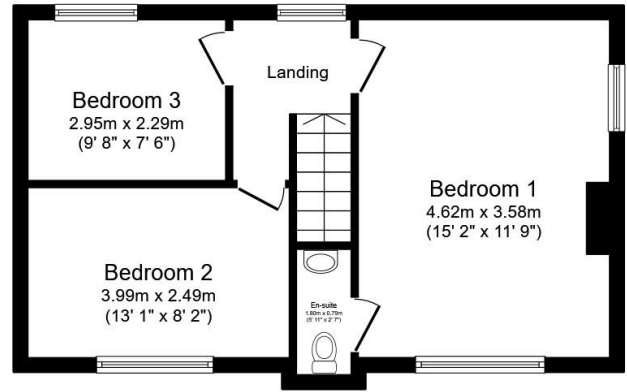
EPC Rating: 'E'

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Ground Floor
Floor area 69.7 m² (750 sq.ft.)



First Floor
Floor area 40.7 m² (438 sq.ft.)

TOTAL: 110.4 m² (1,188 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		76 C
55-68	D		
39-54	E	50 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.