

**SAMPLE
MILLS**



**Knowles Hill Road
Knowles Hill
Newton Abbot
Devon**

£340,000

FREEHOLD





Knowles Hill Road, Knowles Hill,
Newton Abbot, Devon

£340,000 freehold

A spacious 4 bedroom mid terrace family home situated in a prime location of Newton Abbot providing easy access for all local facilities to include shops, schools, doctors, leisure centre, library, cinema, pubs and restaurants, the main rail line to London Paddington, A38, A380, M5 motorway and link road to Torbay.

The internal accommodation comprises entrance porch, entrance hall, lounge with bay window, a separate dining room, a good sized modern kitchen/breakfast room and utility room. Upstairs, there are 4 bedrooms (3 double and 1 single) and a shower room.

Further benefits include some double glazing, gas central heating, off road parking and enclosed rear courtyard garden.

Viewing is recommended.



Door to:

Entrance Porch

Single glazed window. Radiator. Door to:

Hallway

Single glazed window. Understairs storage. Staircase to first floor. Door to:

Lounge – 5.00m x 4.50m (16'5" x 14'9")

Feature fireplace with wooden surround, hearth and recess either side. TV point. Telephone point. Radiator. Double glazed bay window to front aspect.

Dining Room – 4.10m x 3.90m (13'5" x 12'10")

Feature fireplace with gas fire, wooden surround, hearth and recess either side. Radiator. Telephone point. Single glazed French doors to utility room.

Kitchen/Breakfast Room – 5.85m x 3.50m (19'2" x 11'6")

A range of wall and base units. Worktop surface areas. Sink unit with mixer tap over. Space for Rangemaster cooker with extractor hood over. Space for fridge/freezer. Radiator. Double glazed windows to the rear and to the side. Single glazed door to side. Door to:

Utility Room – 4.50m x 2.00m (14'9" x 11'6")

Plumbing for washing machine. Radiator. Two double glazed windows to rear. Door to the rear.

Staircase to First Floor Landing

Built-in cupboard. Radiator. Double glazed window to side. Doors off to:

Master Bedroom – 4.90m x 3.40m (16'1" x 11'2")

Double glazed bay window facing the front. Feature fireplace with surround, hearth and recess either side. Radiator.

Bedroom 2 – 4.15m x 3.90m (13'7" x 12'10")

Double glazed window overlooking the rear. Feature fireplace with surround and recess either side. Radiator. TV point.

Bedroom 3 – 3.60m x 3.60m (11'10" x 11'10")

Double glazed window to the side. Radiator.

Bedroom 4 – 2.70m x 2.30m (8'10" x 7'7")

Double glazed window facing the front. Radiator.

Shower Room – 2.75m x 2.00m (9'0" x 6'7")

Large shower cubicle with shower screen and fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled. Two obscure glazed windows. Heated towel rail.

Outside

To the front of the property, a path leads to the front door with shrub border to one side. To the other side of the path there is an area predominately laid to gravel.

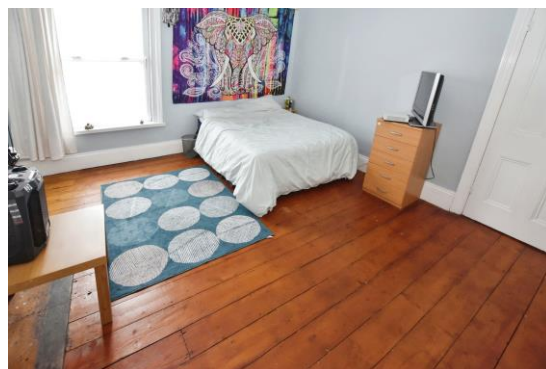
To the rear of the property, is an enclosed patio garden with wall surround and gate leading to the rear access lane.

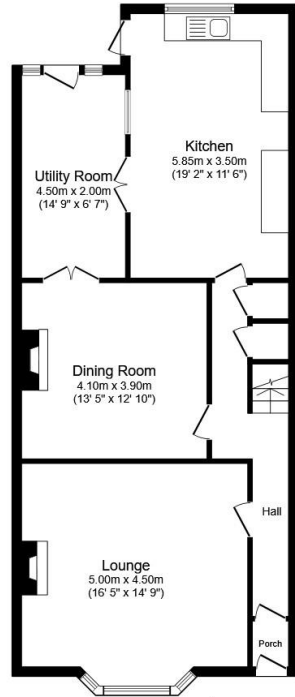
The property also benefits from off road parking.

Agents Note

Council Tax Band: 'D' £2468.14 for 2024/25

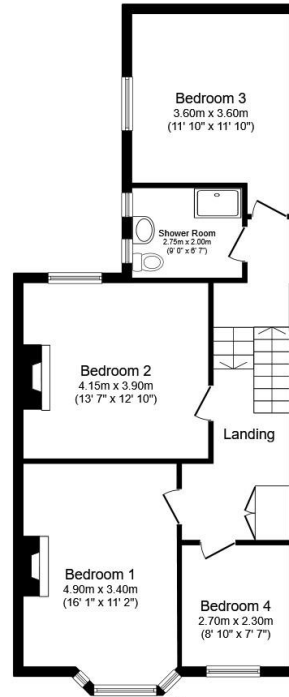
EPC Rating: 'D'





Ground Floor

Floor area 82.9 sq.m. (892 sq.ft.)



First Floor

Floor area 71.7 sq.m. (772 sq.ft.)

TOTAL: 154.6 sq.m. (1,664 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		85 B
69-80	C		
55-68	D	68 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.