

**SAMPLE  
MILLS**



**Huxley Vale  
Kingskerswell  
Newton Abbot  
Devon**

**£450,000**  
FREEHOLD





**Huxley Vale, Kingskerswell, Newton Abbot, Devon**

**£450,000 freehold**

A spacious Detached 4 bedroom property situated in this prestige area of Kingskerswell in this select 'one off' development comprising a number of high spec executive style properties situated in a cul-de-sac on the edge of the village with its local shops, pubs, Church and health centre, together with having countryside views and gaining easy access to Newton Abbot, Exeter and Torbay.

The property accommodation comprises entrance hallway with lounge and dining area, cloakroom, kitchen and a breakfast room with access into an integral garage. The property has 4 spacious bedrooms, master en-suite, built-in wardrobes in bedrooms 1 and 2 and a separate family bathroom.

Outside, the property has good off road parking for several cars with a mature garden to the front with gravelled area, trees and shrubs. The rear garden has a patio area with stone wall and steps up to a tiered garden with a good range of borders, shrubs and trees.

Viewing of the property is highly recommended for those seeking a spacious 4 bedroom family home.



## Storm Porch

Stained glass composite door to:

## Entrance Hallway

Engineered Oak flooring. Single panelled radiator. Coving to textured ceiling. Built-in storage cupboard with pull-out drawers and marble effect worktop surface area. Understairs storage cupboards with light and coat hooks. Door through to:

## Cloakroom

Vanity wash-hand basin. Chrome fitted ladder radiator. Low level w/c. Engineered Oak flooring. Tiled walls. Obscure glazed window. Circular light. Display shelving.

## Lounge – 5.05m x 3.51m (16'7" x 11'6")

uPVC double glazed boxed bay windows with views over the front. Double panelled radiator. Feature fireplace with Limestone living flame stainless steel coal effect gas fire, insert, hearth and mantle over. TV point. Coving to ceiling. Central ceiling rose. Further double panelled radiator. Double sapele doors through to:

## Dining Room – 3.78m x 2.81m (12'5" x 9'3")

Coving to textured ceiling. Radiator with wooden cover. Sliding doors through to:

## Conservatory – 3.63m x 2.97m (11'11" x 9'9")

Laminated wooden effect flooring. Double glazed doors with access onto the rear garden. Pitch roof. Ceiling fan. Double panelled radiator.

## Kitchen – 4.20m x 2.51m (13'9" x 8'3")

Accessed off the hallway and the dining room. A recently refitted range of high gloss base units with wooden worktop surface areas. Built-in double oven with cupboard below and over. Range of wall mounted cupboards. Tiled walls. Stainless steel 4 ring gas hob with extractor fan over which has halogen lights. uPVC double glazed windows to the rear. Concealed lighting. Further fitted base units with corner units and wall mounted display cabinets. LED concealed lighting. Engineered Oak flooring. Further built-in storage cupboards. Space for fridge/freezer. Plumbing for dishwasher. Squared arch through to:

## Breakfast Room – 3.63m x 2.26m (11'11" x 7'5")

Engineered Oak flooring. Double panelled radiator. uPVC double glazed doors providing access onto the rear garden. TV point. Wooden glazed door to the rear. Further single panelled radiator. Door providing access into:

## Garage – 5.72m x 2.62m (18'9" x 8'7")

Up and over door. Plumbing for washing machine. Wall mounted Baxi boiler serving hot water and central heating. Power and light. Outside water tap.

## Staircase with wooden balustrade leading to the Landing

Coving to ceiling. Access to loft area. Smoke detector. Built-in airing cupboard with shelving. Doors off to:

## Master Bedroom – 3.93m x 2.79m (12'11" x 9'2")

uPVC double glazed windows looking over the front with open outlook over the surrounding area. TV point. Built-in triple aspect wardrobes with hanging rails and shelving. Door through to:

## En-Suite Shower Room

Shower cubicle with chrome fitted Mira power shower. Tiled walls. Low level w/c. Wash-hand basin. Obscure glazed window. Fixed mirror. Shaving light and socket.

## Bedroom 2 – 3.28m x 2.81m (10'9" x 9'3")

uPVC double glazed windows looking over the rear. Built-in double wardrobes, hanging rails and shelving over. Double panelled radiator. Coving to textured ceiling.

## Bedroom 3 – 2.59m x 2.02m (8'6" x 6'8")

uPVC double glazed window looking over the rear. Single panelled radiator. Coving to textured ceiling.

## Bedroom 4 – 2.88m x 2.60m (9'5" x 8'6")

Faces the front. uPVC double glazed window. Single panelled radiator. Coving to textured ceiling.

## Family Bathroom

Engineered Oak flooring. Chrome ladder radiator. Medicine cabinet. Panelled bath with Mira power shower over. Tiled walls. Low level w/c. Wash-hand basin. Textured ceiling. Shaver light and socket. Pencil window. Extractor fan.

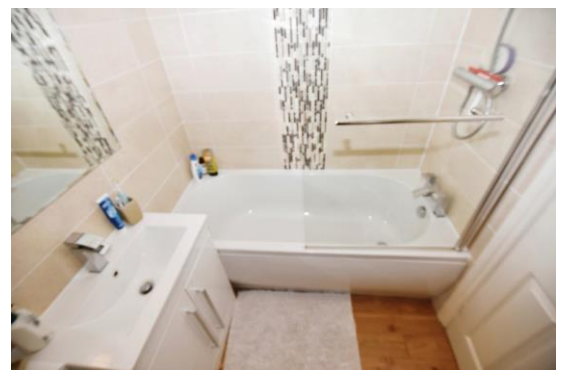
## Outside

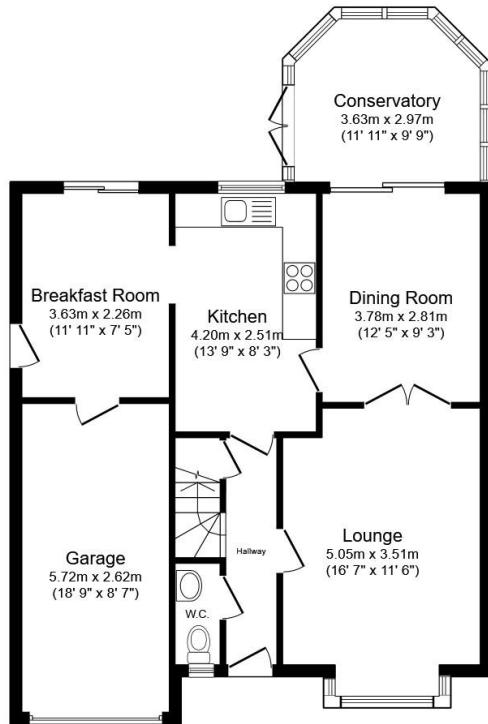
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## Agents Note

Council Tax Band: 'E' £2898.34 for 2024/25

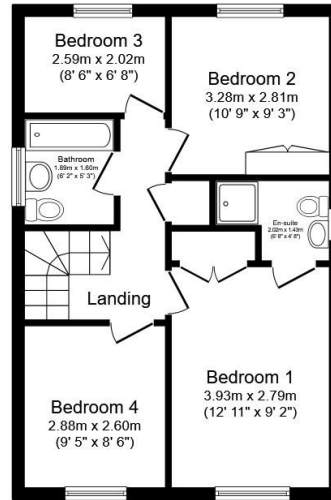
EPC Rating: 'D'





### Ground Floor

Floor area 80.9 m<sup>2</sup> (871 sq.ft.)



### First Floor

Floor area 45.4 m<sup>2</sup> (488 sq.ft.)

**TOTAL: 126.3 m<sup>2</sup> (1,359 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		78   C
55-68	D	66   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.