

**SAMPLE  
MILLS**



**Church End Road  
Kingskerswell  
Newton Abbot  
Devon**

**£495,000**

**FREEHOLD**





Church End Road, Kingskerswell, Newton Abbot, Devon

**£495,000 freehold**

This well-presented 3 bedroom Detached home, occupying a semi-rural location, is situated in the sought after village of Kingskerswell enjoying a lovely outlook over the open green area/recreation field. Kingskerswell village is located between the towns of Newton Abbot and Torquay and offers many local amenities including a primary school, Church, a Health Centre, local shops, a Post Office, several pubs and regular bus services.

The internal accommodation comprises entrance hallway, a good sized lounge with dual aspect windows, modern kitchen/dining room with integrated appliances and downstairs cloakroom. Upstairs, there are 3 double bedrooms (2 of which have built-in bedroom furniture) and a family bathroom.

Further benefits include Oak finish doors, exposed beams, gas central heating, uPVC double glazing, garage, off road parking and gardens.

Viewing is highly recommended.



### Storm Porch

uPVC double glazed door with central colour glass insert and side windows to:

### Entrance Hallway

Stairs to first floor. Radiator. Wall panelling. Oak finish door.

### Downstairs Cloakroom

Low level WC. Wash-hand basin. Extractor fan. Wall panelling.

### Lounge - 6.19m angled wall x 4.75m (20'4" angled wall x 15'7")

Lead light double glazed windows to the front x 2. Further double glazed window to the side. Feature marble fireplace, inset coal effect gas fire and fitted book shelves in the recess of the chimney breast. Oak panelling. Radiators x 2.

### Kitchen/Dining Room - 4.75m x 3.45m (15'7" x 11'4")

#### Kitchen Area

Range of matching wall and base units. Granite worktop areas. Integrated appliances including fridge, freezer, slimline dishwasher and washing machine. Built-in double size electric oven and grill, induction hob and extractor fan. Window.

#### Dining Area

Lead light double glazed windows to the front x 2. Radiator. Corner store cupboard. Display shelf.

### Staircase to Half Landing

Oak banister. Panelling. Exposed roof trusses.

### Landing

Panelling. Oak effect doors to:

### Bedroom 1 - 4.16m x 3.50m (13'8" x 11'6")

Built-in wardrobes. TV point. Radiator. Fitted dressing table and bedside cabinets. Exposed beams. Double glazed window and door to the upper level of the garden.

### Bedroom 2 - 4.11m x 4.26m (13'6" x 14'0")

Built-in wardrobe and bedroom furniture providing plenty of storage. Exposed beams. Radiator. Window to the side enjoying views over open green area/recreation field. TV point.

### Bedroom 3 - 2.36m x 2.36m (7'9" x 7'9")

Roof light window. Radiator. Exposed beams.

### Bathroom - 3.65m x 1.29m (12'0" x 4'3")

Double shower cubicle with deluge shower head. Vanity wash-hand basin. Low level WC. Panelled bath with a central fill and mixer tap shower attachment. Storage cupboard. Ladder radiator. Obscure double glazed window to front.

### Garage - 5.08m x 5.58m (16'8" x 18'4")

Up and over door. Light and power. Eaves storage. Workspace. Courtesy door to garden.

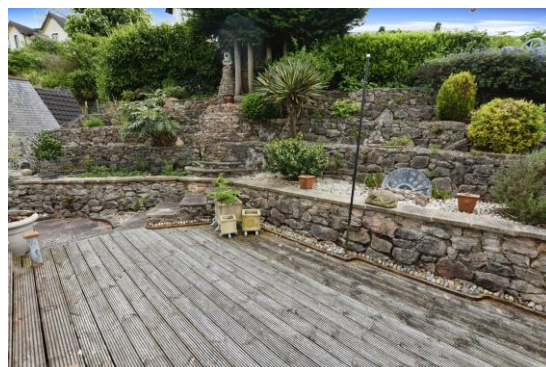
## OUTSIDE

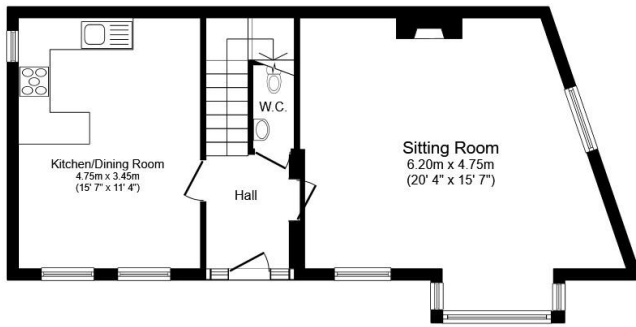
The property is approached via a shared entrance on to a gravel driveway which leads to the garage, enclosed by stone to the right of the approach, stone walls to the left and right stocked with an abundance of various shrubs and bushes. Next to the garage is a series of stone wall terraces with paved and gravel beds ideal for alfresco dining.

## AGENTS NOTE

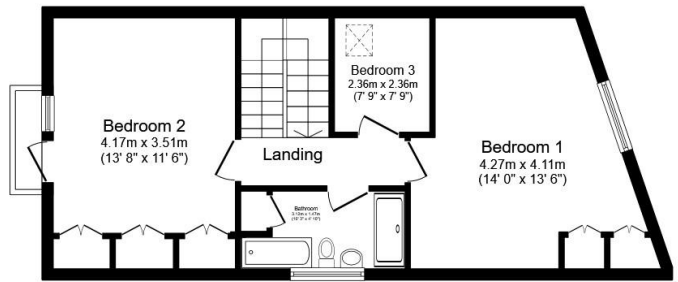
Council Tax Band: 'E' £2898.34 for 2024/25

EPC Rating: 'D'





**Ground Floor**



**First Floor**

Total floor area 103.3 sq.m. (1,112 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   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.