

**SAMPLE
MILLS**



**Kingston Close
Kingskerswell
Newton Abbot
Devon**

£250,000
FREEHOLD





Kingston Close, Kingskerswell,
Newton Abbot, Devon

£250,000 freehold

A spacious 3 bedroom Mid Terrace property situated in the popular area of Kingskerswell. The village is set close to the A380, A38 and M5 motorway with great links for Torquay and all the local comprehensive and grammar schools in the surrounding area. The property also has an easy link for the main rail line to London Paddington, which runs daily. The property is situated in a quiet road in Kingskerswell within walking distance to the local primary school with easy access to shops and other facilities.

The accommodation internally comprises entrance porch, lounge, kitchen/breakfast room with built-in appliances to include single oven, hob, fridge and freezer, 3 bedrooms and a bathroom.

There is a garage in a block, parking, gardens to the front and to the rear.

The property is ideal for those seeking a family home in this sought after area and viewing is highly recommended.



uPVC double glazed door with display windows to:

Entrance Porch

Panelling to the ceiling. Coat hooks. Glazed door through to:

Lounge – 4.50m x 4.10m (14'9" x 13'5")

uPVC double glazed windows to the front. TV point. Recess either side of the fireplace with mantle over. Double panelled radiator with cover. Glazed door through to:

Kitchen/Breakfast Room – 4.40m x 3.20m (14'5" x 10'6")

A range of fitted base units. Worktop surface areas. Stainless steel drainer with taps over. uPVC double glazed window to the side. Range of wall mounted cupboards. Built-in single oven and 4 ring hob with extractor fan over. Built-in fridge. Built-in freezer. Tiled walls. uPVC double glazed windows to the rear. Glazed door providing access to the rear. Polished wooden effect flooring. Understairs storage cupboard with consumer box and electric meter.

Staircase leading to first floor landing

Wooden balustrade. Access to loft area. Smoke detector. Doors off to:

Master Bedroom – 4.80m x 2.50m (15'9" x 8'2")

uPVC double glazed windows to the front. Textured ceiling. Radiator. TV point.

Bedroom 2 – 2.80m x 2.50m (9'2" x 8'2")

uPVC double glazed window looking over the front. Wall mounted electric heater.

Bedroom 3 – 3.4m x 1.9m (11'2" x 6'3")

uPVC double glazed window looking over the rear. Wall mounted heater.

Bathroom – 2.02m x 1.80m (6'8" x 5'11")

Comprising 3 piece suite. Ladder radiator. Low level w/c. Wash-hand basin. Panelled bath with Aqualisa power shower. Obscure glazed window.

Outside

To the front of the property, there is a path leading to the front door with terrace garden with rockery displays and seating area.

The rear garden comprises a level garden with lawned area, patio area, fenced surround and gate providing access to the rear.

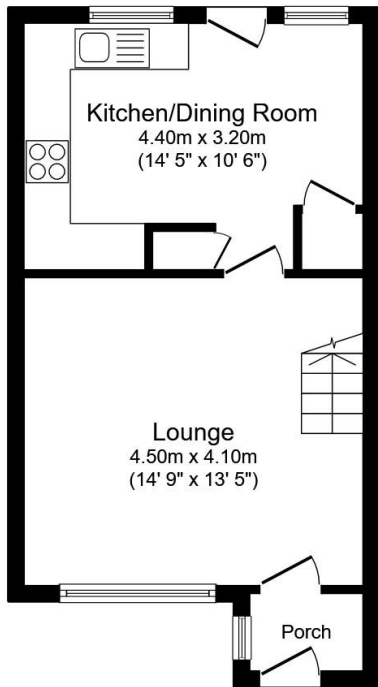
Garage – 4.90m x 2.50m (16'1" x 8'2")

Agents Note

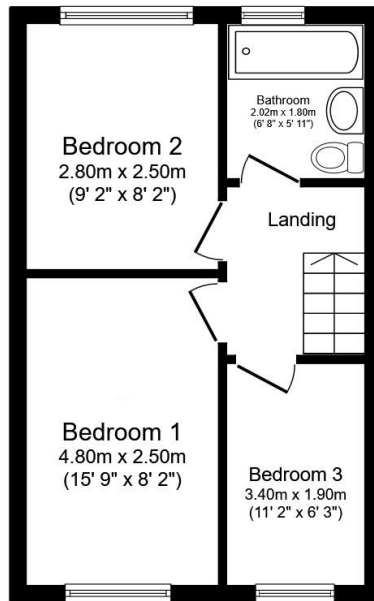
Council Tax Band: 'B' £1844.40 for 2024/25

EPC Rating: 'D'

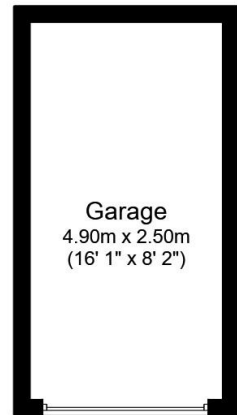




Ground Floor
Floor area 33.7 sq.m. (363 sq.ft.)



First Floor
Floor area 32.1 sq.m. (346 sq.ft.)



Garage
Floor area 12.3 sq.m. (132 sq.ft.)

TOTAL: 78.1 sq.m. (841 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		82 B
69-80	C		
55-68	D	58 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.