

**SAMPLE
MILLS**



**Bushmead Avenue
Kingskerswell
Newton Abbot
Devon**

£265,000
FREEHOLD





**Bushmead Avenue, Kingskerswell,
Newton Abbot, Devon**

£265,000 freehold

This 3 bedroom Semi-Detached family home is situated in the popular location of Kingskerswell. The village itself has excellent local amenities to include a primary school, Co-op, hairdressers, takeaway, health centre, library, churches, public houses and various other shops. There is also excellent bus routes operating regularly along the main road to Torquay and Newton Abbot where a host of further facilities and amenities can be found, to include the A380 for onward travel and the mainline rail link to London Paddington.

The accommodation internally comprises an entrance porch, lounge, kitchen/diner with built-in gas hob and electric oven, dining room (formerly the garage), utility room and downstairs en-suite. Upstairs, there are 3 bedrooms and a family bathroom.

Further benefits include uPVC double glazing, far reaching countryside views, gas central heating, gardens and potential for off road parking.



uPVC part double glazed door opening through to:

Entrance Porch

uPVC double glazed. Glazed door opening through to:

Lounge – 4.61m x 4.29m (15'1" x 14'1")

Feature fireplace on hearth. uPVC double glazed window to front. TV point. Telephone point. Single panelled radiator. Staircase rising to first floor. Glazed door through to:

Kitchen/Diner – 4.61m x 3.52m (15'1" x 11'7")

Inset 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above. Built-in electric oven. Plumbing for washing machine. Radiator. Shelved storage cupboard. Partly tiled walls. uPVC double glazed window overlooking the rear enjoying distant countryside views. Understairs storage cupboard. Door through to:

Extended Dining Room – 4.90m x 3.21m (16'1" x 10'6")

Double panelled radiator. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window to front. uPVC half double glazed door to the rear garden. Folding doors through to:

Utility Room/Laundry Room – 3.64m x 2.60m (11'11" x 8'6")

Radiator. Plumbing for washing machine. Vent for appliance. Door to:

En-Suite – 2.60m x 1.74m (8'6" x 5'9")

Shower area with fitted shower. Pedestal wash-hand basin. Low level w/c. uPVC double glazed window. Panelling to walls. Heated towel rail. Extractor fan.

First Floor Landing

Hatch to the roof space. uPVC double glazed window to side enjoying the views over towards Edginswell and countryside.

Bedroom 1 – 4.79m x 2.55m (15'9" x 8'4")

Single panelled radiator. uPVC double glazed window to front.

Bedroom 2 – 3.02m x 2.55m (9'11" x 8'4")

Radiator. uPVC double glazed window overlooking the rear enjoying far reaching views over the village and countryside beyond and over towards Dartmoor and Haytor.

Bedroom 3 – 3.44m x 1.96m (11'3" x 6'5")

Single panelled radiator. Built-in shelved wardrobe. uPVC double glazed window to front.

Bathroom and w/c – 2.01m x 1.96m (6'7" x 6'5")

Bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Obscure uPVC double glazed window. Heated towel rail.

Outside

The property stands on a corner plot and to the front there is a garden laid to lawn, sweeping round to one side where there is a dividing pathway approach.

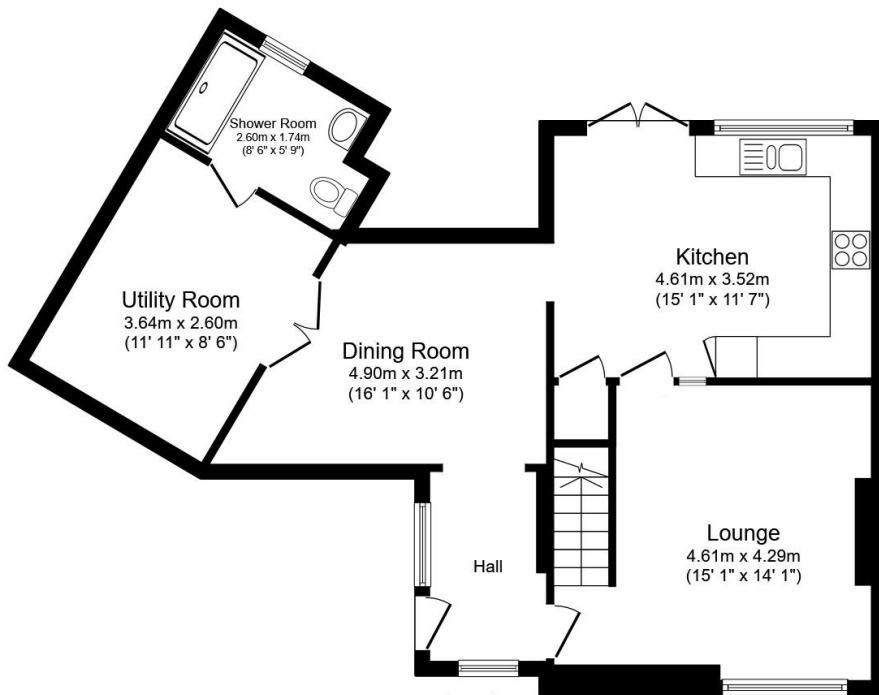
To the rear of the property, there is an area which has been laid to patio and there is a side gate providing access to the rear where there is an area laid to gravel onto an enclosed area laid to patio which then leads on to a further garden which is predominately laid to lawn. In addition, there is potential for off road parking as there is hard standing plus drop kerb.

Agents Note

Council Tax Band: 'C' £2107.88 for 2024/25

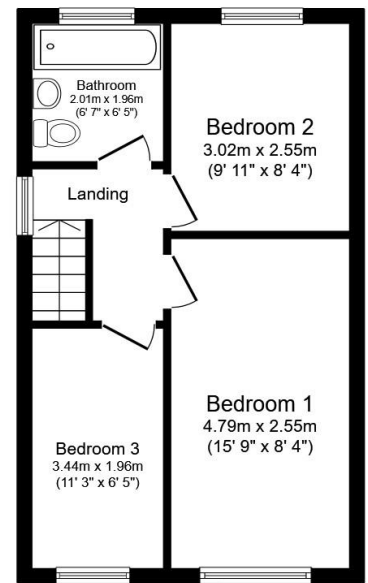
EPC Rating: 'D'





Ground Floor

Floor area 71.0 m² (764 sq.ft.)



First Floor

Floor area 36.5 m² (392 sq.ft.)

TOTAL: 107.4 m² (1,156 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		83 B
69-80	C		
55-68	D	65 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.