



**SAMPLE
MILLS**

**Brookedor Gardens
Kingskerswell
Newton Abbot
Devon**

£265,000
FREEHOLD





Brookedor Gardens, Kingskerswell, Newton Abbot, Devon

£265,000 freehold

A 3 bedroom semi detached property situated just off the centre of the popular village of Kingskerswell providing easy access for a range of local amenities to include health centre, shops, pubs, plus easy road access to both Torbay and Newton Abbot via the A380 expressway. The mainline railway station at Newton Abbot is also a short drive away.

The property is being sold with no onward chain and has accommodation comprising entrance hall, lounge, kitchen/dining room having just been re-fitted with new, modern kitchen units, built in oven, hob and extractor hood, plus offering access onto a level rear garden. Upstairs, the property has 3 bedrooms and a family bathroom.

There is an open plan garden to the front with steps up to the front door, and a level garden to the rear.

Further features include gas central heating, uPVC double glazing and an allocated parking space.

Viewing is highly recommended for those seeking a property in this popular village location.



uPVC double glazed door leading into

Entrance Hall

Coat hooks. Thermostat control for central heating. Staircase rising to the first floor. Door through to

Lounge 4.19m x 4.01m (13'9" x 13'2")

Double panelled radiator. uPVC double glazed window. Coving to textured ceiling. Understairs recess. Archway through to

Kitchen/Dining Room 4.19m x 3.07m (13'9" x 10'1")

The kitchen has just been refitted with a range of modern wall and base cupboards, with rolled edge worktop surface areas. Splashbacks. Chrome electric sockets. Wall mounted Vaillant boiler serving hot water and gas central heating. Built in oven, hob and stainless steel extractor fan. uPVC double glazed window to rear aspect. uPVC double glazed patio doors providing onto the rear garden. Wood effect laminate flooring. Double panelled radiator. Coving to textured ceiling.

Staircase with wooden balustrade rising to the First Floor.

FIRST FLOOR

Landing

Wooden balustrade.
Concealed lighting to ceiling. Access to loft area.

Bedroom 1 3.58m x 2.57m (11'9" x 8'5")

Fitted high level storage cupboards. Double panelled radiator. uPVC double glazed window to front aspect.

Bedroom 2 3.02m x 2.08m (9'11" x 6'10")

uPVC double glazed window to rear aspect. Single panelled radiator.

Bedroom 3 2.01m x 1.93m (6'7" x 6'4")

uPVC double glazed window to rear aspect. Single panelled radiator.

Bathroom

3 piece suite comprising panelled bath with shower over. Part tiled walls. Low level WC. Wash hand basin. Medicine cabinet. Extractor fan. Wooden flooring. Double panelled radiator. uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an open plan garden laid to lawn with steps up to the front door.

To the rear of the property is a level garden, laid to paved patio and concrete with fence surrounding.

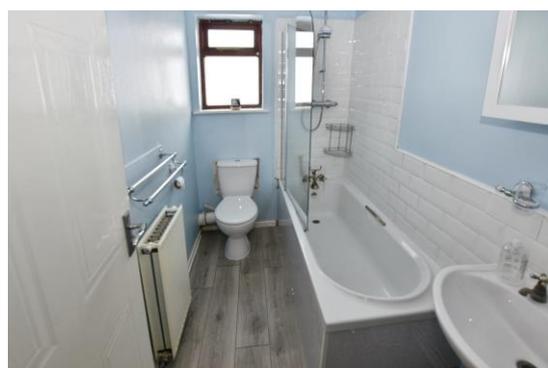
There is also an allocated parking space.

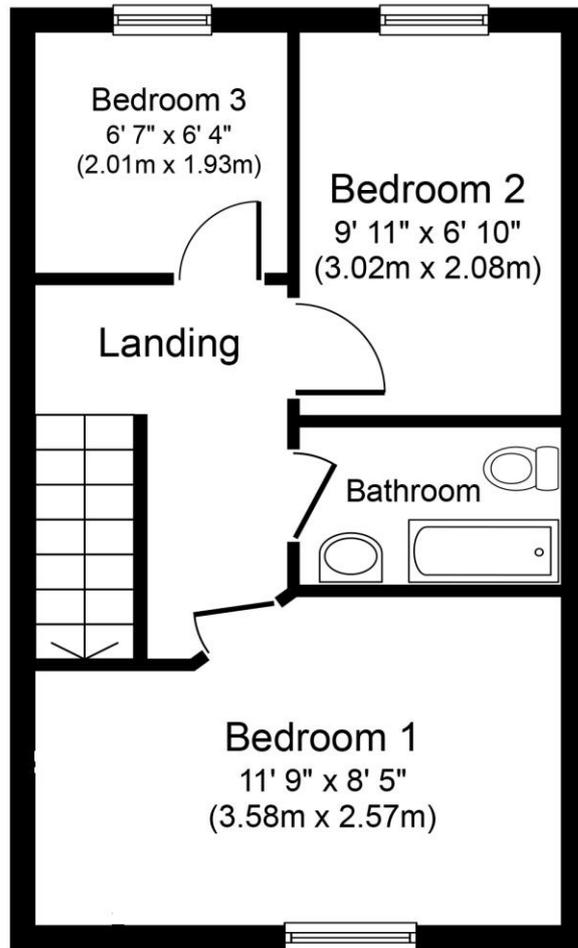
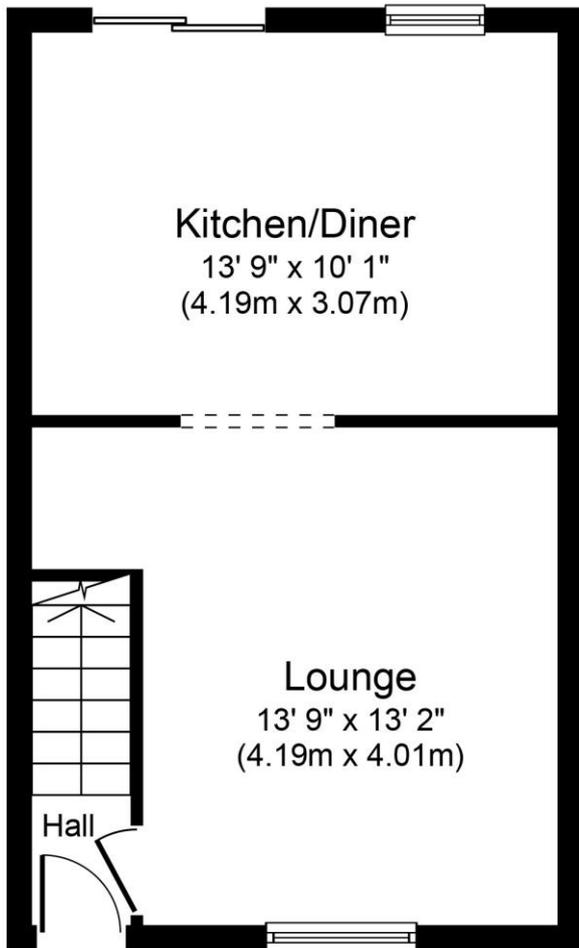
AGENT'S NOTE

Council Tax Band: 'C' £2219.67 for year 25/26

EPC rating: 'C'

Long Term flood risk: Very low





3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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.