

**SAMPLE
MILLS**



**Knowles Hill Road
Knowles Hill
Newton Abbot
Devon**

£395,000
FREEHOLD





**Knowles Hill Road, Knowles Hill,
Newton Abbot, Devon**

£395,000 freehold

This spacious well-presented 1930s extended 3 bedroom family home is situated in a prime location of Newton Abbot providing easy access for all local facilities to include shops, schools, doctors, leisure centre, library, cinema, pubs and restaurants, the main rail line to London Paddington, A38, A380, M5 motorway and link road to Torbay.

The internal accommodation is laid over 3 levels comprising spacious reception hallway leading to a large lounge/dining room, modern spacious well fitted kitchen that has been refitted in recent years, utility area, downstairs cloakroom and sun lounge with access to the garden, on the ground floor. On the first floor, there are 2 double bedrooms both with built-in wardrobes and a family bathroom. On the second floor there is a further double bedroom, again with built-in wardrobes.

Further benefits include gas central heating, solar panels, uPVC double glazing, good sized well maintained gardens, attached garage with light and power, ample off road parking and views over the surrounding area towards Highweek and Bishopsteignton.

Viewing is highly recommended.



Storm Porch

Tiled flooring. Ring door bell. Composite door with display windows to:

Spacious Reception Hallway

Double panelled radiator. Picture rail. Coving to textured ceiling. Understairs storage cupboard. Further downstairs storage cupboard with display window, power and light. Wooden effect flooring. Smoke detector. Door through to:

Lounge Area – 5.97m x 3.63m (19’7” x 11’11”)

uPVC double glazed boxed bay window to the front. Frosted window to the side. Purpose built shutters. Double panelled radiator. Textured ceiling. Feature fireplace with built-in log burner with granite hearth and wooden mantle. Wooden effect flooring. Squared arch through to:

Dining Area – 3.63m x 3.51m (11’11” x 11’6”)

uPVC double glazed windows to the rear with purpose built shutters. Feature fireplace with wooden mantle over. Coving to the ceiling. Concealed lighting. Wooden effect flooring. Door through to:

Kitchen – 5.05m x 2.79m (16’7” x 9’2”)

Refitted in recent years. A range of high quality fitted floor mounted cupboards and drawers. Built-in Neff dishwasher. Wooden worktop surface areas. Neff hob. Lime coloured splash back with stainless steel extractor over. Built-in Neff oven. 1½ bowl stainless steel drainer with stainless steel mixer tap over. uPVC double glazed window to the side and one to the rear with open outlook over. Further range of fitted base units with wooden worktop surface areas and wall mounted cupboards. Double panelled radiator. Fitted spot lamps. Coving to textured ceiling. Space for large fridge/freezer. Wooden effect flooring. Door through to:

Sun Room – 3.99m x 3.58m (13’1” x 11’9”)

Double panelled radiator. Sky light window. Purpose built shutters. uPVC double glazed door providing access to the rear garden.

Built-in Utility Area

Plumbing for washing machine. Space for tumble dryer.

Downstairs Cloakroom

Low level w/c. Obscure glazed window. Concealed lighting. Radiator. Wash-hand basin.

Staircase to Landing

uPVC double glazed stained glass tilt and turn window. Coving to textured ceiling. Door through to:

Master Bedroom – 4.24m x 3.63m (13’11” x 11’11”)

uPVC double glazed window looking over the front. Double panelled radiator. Two sets of triple aspect wardrobes with opening doors, hanging rails and shelving. Textured ceiling.

Bedroom 2 – 3.99m x 3.63m (13’1” x 11’11”)

uPVC double glazed window looking over the rear. Built-in wardrobes with louvre doors, shelving and storage cupboards over. Double panelled radiator. Views towards Highweek, over towards Bishopsteignton and over the surrounding area. Picture rail.

Bathroom – 2.90m x 2.19m (9’6” x 7’2”)

Refitted in recent years. Comprising 3 piece suite. Vanity wash-hand basin. Chrome taps. Low level w/c. Fitted bath with chrome mixer tap. Anti steam mirror, Bluetooth for music, light and power. Extractor fan. Concealed lighting. uPVC obscure double glazed window. Chrome fitted ladder radiator. Tiled floor. Built-in shower cubicle with fitted power shower. Perspective coverings on the walls.

Inner Hall Landing

uPVC double glazed window. Single panelled radiator.

Staircase from the inner hallway

Wooden balustrade.

Bedroom 3/Attic Room – 5.46m x 5.19m (17’11” x 17’0”)

uPVC double glazed window to the side. Velux window. Built-in wardrobes to the far gable end. Concealed lighting. Eaves storage.

Outside

To the front of the property, there is hard standing with parking for several cars with turning area, paved area, stone wall and a good range of borders, shrubs and plants. There is side access with a wooden fence surround to one side with wooden gate with security lock with side access. There is also an attached garage with up and over door, power and light.

To the rear, a wooden gate provides access to the rear garden with security lock. There is a side garden which comprises borders, plants and shrubs and gravelled seating area. From the rear sun lounge, steps lead down to a paved patio garden running the full length of the garden with stainless steel uprights and wood fence, which steps down onto a lawn garden. The garden is mature with a good range of mature trees, shrubs and plants, and has two good sized under house storage areas, one of which gives access to underneath the whole of the house. Outside storage shed. Outside tap. The garden enjoys a sunny aspect throughout the day.

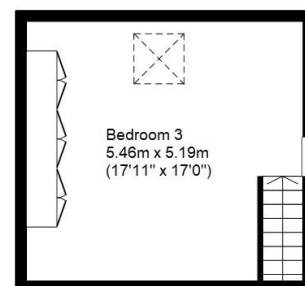
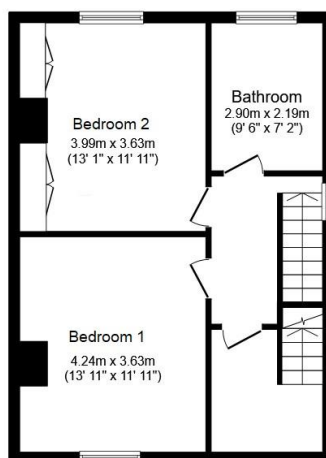
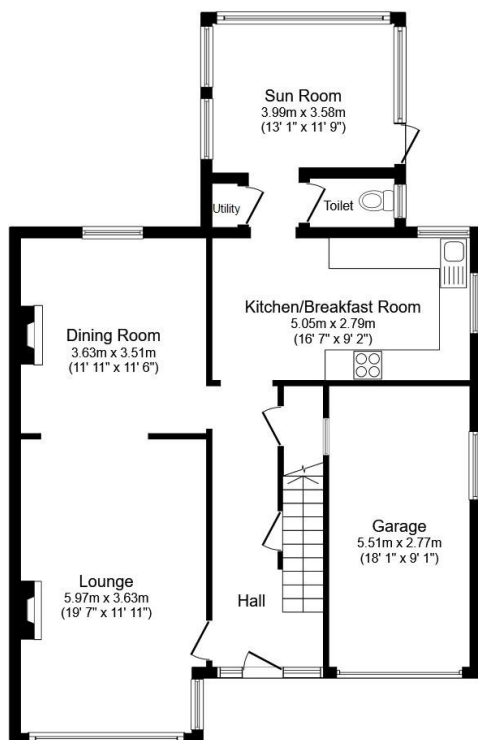
Agent’s Note

Council Tax Band: ‘D’ £2587.09 for 2025/26

EPC Rating: ‘D’

Long Term Flood Risk: Very Low





Total floor area: 170.7 sq.m. (1,838 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



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		81 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.

S712 Ravensworth 0191 917 9331