

**SAMPLE
MILLS**



**Fore Street
Kingskerswell
Newton Abbot
Devon**

£435,000
FREEHOLD





**Fore Street, Kingskerswell,
Newton Abbot, Devon**

£435,000 freehold

A spacious 5 bedroom, 3 bathroom period family home full of original features arranged over 3 floors with far reaching views from many rooms towards Dartmoor. The current family have occupied the property for 34 years. This versatile property has a purpose built 1 bedroom annexe with a lounge, wet room and laundry room. It also has a separate rear and side access, ideal for elderly and multi-generational relatives, office space or rental income.

The accommodation comprises entrance hall with original period cantilever staircase and large understairs storage cupboard, lounge with feature fireplace, study/home office/second lounge again with feature fireplace, kitchen with bespoke solid pine units with granite work top, floor to ceiling corner pantry/fridge, Belfast sink and Range stove, and dining room/conservatory on the ground floor.

The first floor comprises 3 larger than average size bedrooms, all with feature fireplaces, and an extremely spacious family bathroom with a period fireplace.

On the second floor is the master bedroom with private bathroom and ample built-in wardrobes/cupboard space.

Further benefits include gas central heating, fully double glazed but retains original features e.g. window shutters in lounge and study, ample storage spaces within the house. There is lots of scope for multi occupancy and reconfiguration of rooms.

The property is on the bus route for Torbay hospital, in close proximity for schools, local pubs, local amenities to include medical centre, chemist, hairdresser, local supermarket and post van twice weekly.

Viewing is strongly recommended to appreciate the property on offer. The property is being sold with no onward chain.



GROUND FLOOR

Hard wood door opening through to:

Entrance Hall

Tiled floor. Cabinet housing radiator. Staircase rising to first floor. Understairs storage cupboard. Door opening through to:

Lounge – 4.65m x 3.56m (15'3" x 11'8")

Georgian decorative open fireplace on hearth with brass surround set within, with mantle surround. uPVC double glazed sash window with working shutters that are operational overlooking the front. Ceiling rose. Cornice to ceiling. Double panelled radiator. TV point. Strip floor.

Study/Home Office/Second Lounge – 3.96m x 3.56m (13'0" x 11'8")

Georgian open fireplace on hearth with brass surround and mantle surround. Double panelled radiator. Operational shutters with glazed double doors leading onto the conservatory.

Kitchen – 4.39m x 3.18m (14'5" x 10'5")

Inset Belfast single drainer sink unit with mixer taps. Fitted matching bespoke solid pine wall and base units. Granite worktop surface areas. Gas cooker point. Recess for large fridge. Tiled floor. Inset downlights. Radiator. Central heating thermostat. Opening through to:

Dining Room/Conservatory – 3.56m x 2.84m (11'8" x 9'4")

Light and airy. Two double panelled radiators. Tiled floor. Double glazed glass roof affording a great deal of light. uPVC double glazed windows overlooking the village. uPVC double glazed double doors leading to the rear garden.

Inner Hall

Leading to:

Utility Room

Fitted cupboards. Plumbing for washing machine. Wall hung gas boiler for hot water and central heating system. uPVC half double glazed door to outside. Sliding door through to:

ANNEXE (Ground Floor)

Wet Room

Shower area with fitted shower. Low level w/c. Wall mounted wash-hand basin. Extractor fan. Inset downlights.

Double Bedroom – 3.35m x 3.12m (11'0" x 3'12")

uPVC double glazed window to side. Double panelled radiator. Hatch to roof space. Spotlights. Telephone point. Door through to:

Lounge – 3.65m x 1.93m (12'0" x 6'4")

Double panelled radiator. uPVC double glazed window to the side. Triple glazed sliding patio doors leading to the rear garden. Telephone point. TV point. Views over towards the village and Haldon beyond.

Staircase with original balustrades providing access to:

FIRST FLOOR

Staircase rising to the second floor. Doors off to:

Bedroom 2 – 3.96m x 3.56m (13'0" x 11'8")

Feature fireplace. Radiator. Fitted cupboard. uPVC double glazed sash window to front aspect. Picture rail. Interconnecting door to bedroom 3.

Bedroom 3 – 3.73m x 3.56m (12'3" x 11'8")

Feature fireplace. Radiator. uPVC double glazed window to front. Interconnecting door to bedroom 2.

Bathroom

A good sized bathroom. Panelled bath with shower mixer tap attachment and tiled surround. Double sink unit with cupboard space below. Tiled splash backs. Low level w/c. Feature fireplace on hearth with mantle surround. Fitted cupboard. Obscure uPVC double glazed sash window.

Bedroom 4 – 3.28m x 2.51m (10'9" x 8'3")

Feature fireplace. Radiator. uPVC double glazed sash window to rear aspect.

Staircase with original balustrades rises to:

SECOND FLOOR

Fitted cupboards.

Bedroom 1 – 5.61m x 3.78m (18'5" x 12'5")

Two radiators. Eaves storage. Built-in cupboards. uPVC double glazed window to front with far reaching panoramic views over towards Edginswell, towards the Tors and Kerswell Downs beyond. Two double glazed Velux windows to the rear with far reaching views over the village, towards Wolborough Hill and Dartmoor beyond.

Bathroom

Panelled bath with shower mixer tap attachment. Wall mounted wash-hand basin. Low level w/c. Heated towel rail. Laminate flooring.

OUTSIDE

To the front of the property, there is a walled surround with wrought iron fence and gate leading to a paved area and steps leading up to an impressive entrance with feature coach lights and pillars either side of front entrance. There is a side access to the rear garden.

To the rear of the property, the rear garden is a good size with apple tree and shrubs, panoramic views, patio and lawn areas, perfect for BBQs and entertaining. There are two solid weatherproof storage sheds (ideal for items usually stored in garages) and a small pond/water feature with lighting and lower lawn.

AGENT'S NOTE

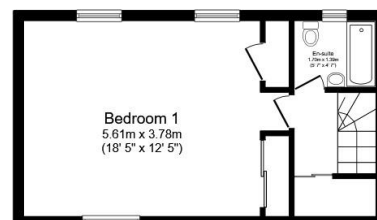
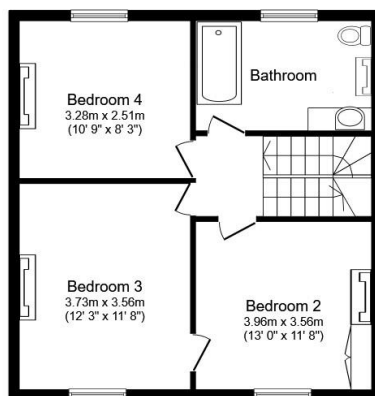
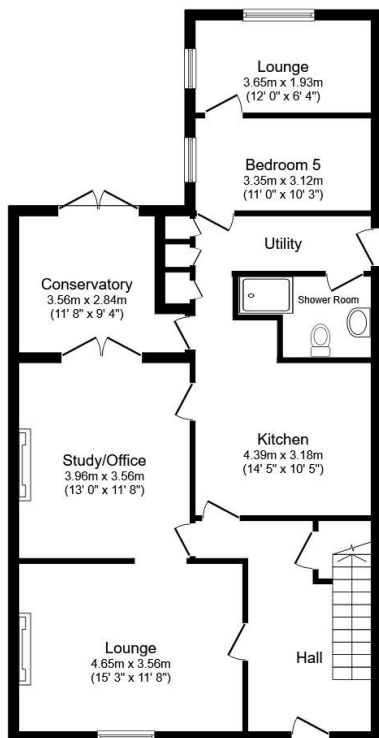
Council Tax Band: 'D' £2497.13 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low

Parking: There is no garage, driveway or on street parking directly outside, but annual parking permits can be purchased for approximately £300 p/a for the public car park which is within approximately 50 metres from the property. Parking directly outside for loading/unloading.





Total floor area: 178.6 sq.m. (1,923 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		
69-80	C		78 C
55-68	D	57 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.

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