

**SAMPLE
MILLS**



**Newton Road
Kingskerswell
Newton Abbot
Devon**

£475,000
FREEHOLD





Newton Road, Kingskerswell, Newton
Abbot, Devon

£475,000 freehold

This individual detached house is situated in the popular village of Kingskerswell close to schools, shops and on a frequent bus service into Newton Abbot and Torbay. There is also a doctors surgery, health centre, parks, Church, local pubs and hairdresser, whilst also having easy access to the A380 link road to Torbay, Newton Abbot and Exeter.

The accommodation comprises entrance hall, lounge, separate dining area, fitted kitchen and downstairs study. On the first floor, there are 3 bedrooms (bedroom 2 has an en-suite), and a family bathroom.

The property also has gas central heating, uPVC double glazing, approximately ¼ acre of grounds and a garage plus workshop.

Viewing is recommended.



Door opening through to:

Entrance Hall

Two windows to front. Single panelled radiator. Tiled floor. Understairs storage cupboard. Staircase rising to first floor. Door through to:

Lounge – 5.11m x 3.25m (16'9" x 10'8")

Radiator. uPVC double glazed window to front and rear, from the rear, far reaching views over the countryside are obtained. Wall light points. TV point. Tiled floor. Coving to ceiling. Picture rail. Folding doors through to:

Dining Room – 3.96m x 2.92m (13'0" x 9'7")

Double panelled radiator. Tiled floor. uPVC double glazed window enjoying similar views to the rear. Picture rail. Inset spotlights. Opening through to:

Kitchen – 3.28m x 3.07m (10'9" x 10'1")

Inset 1½ bowl stainless steel sink unit with mixer taps, situated on a central island. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Spotlight points. Wall hung gas boiler for hot water and central heating system. Tiled floor. Coving to ceiling. uPVC double glazed French doors leading onto the rear garden.

Office – 3.28m x 1.96m (10'9" x 6'5")

uPVC double glazed window to front. Picture rail. Inset spotlights. Enclosed w/c. Radiator. Wash-hand basin.

First Floor Landing

Single panelled radiator. uPVC double glazed window to front. Picture rail.

Bedroom 1 – 5.11m x 3.25m (16'9" x 10'8")

Single panelled radiator. uPVC double glazed window overlooking the front and rear, from the rear, enjoying distant views over towards Wolborough Hill and Dartmoor beyond. Tiled floor.

Bedroom 2 – 3.56m x 3.28m (11'8" x 10'9")

Single panelled radiator. uPVC double glazed window to front. Tiled floor. TV point. Picture rail. Door to:

En-Suite

Shower cubicle and fitted shower. Pedestal wash-hand basin. Low level w/c. Single panelled radiator. Partly tiled walls. Obscure uPVC double glazed window.

Bedroom 3 – 2.90m x 2.82m (9'6" x 9'3")

Single panelled radiator. Picture rail. uPVC double glazed window overlooking the rear enjoying similar views to bedroom 1.

Bathroom and w/c

Panelled bath with shower mixer tap attachment. Inset wash-hand basin with mixer taps. Low level w/c. Radiator. Panelling to the walls. Obscure uPVC double glazed window.

Outside

To the front of the property, there is an enclosed garden predominately laid to lawn with raised areas stocked with flowers, plants and bushes. There is an area to one side which is laid to gravel where there are fruit bushes, a greenhouse and further bushes, that sweeps and leads to the rear where there is an area that has been laid to decking onto a garden, again laid to lawn with various bushes, plants and flowers. There is also a further area which has been laid to gravel, again stocked with various shrubs and plants. There is an outside tap. In addition, there is a workshop area with power and light which then opens onto the garage, currently being used as a workshop, with metal up and over door, approached from the driveway and from Woodland Avenue at the rear of the property.

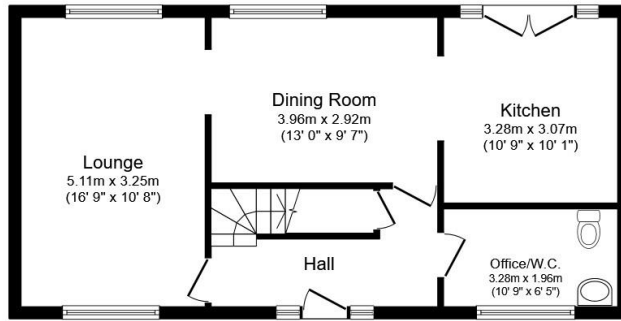
Agent's Note

Council Tax Band: 'E' £3052.043 for 2025/26

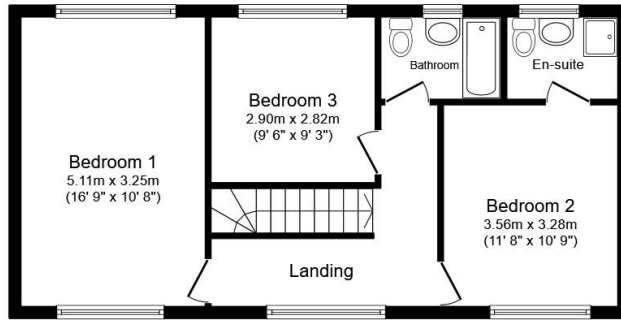
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 53.6 sq.m. (577 sq.ft.)



First Floor
Floor area 53.7 sq.m. (578 sq.ft.)

Total floor area: 107.4 sq.m. (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		
69-80	C	70 C	77 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.