

**SAMPLE
MILLS**



**Coles Lane
Kingskerswell
Newton Abbot
Devon**

£265,000
FREEHOLD





**Coles Lane, Kingskerswell,
Newton Abbot, Devon**

£265,000 freehold

A mature semi-detached 3 bedroom dormer bungalow situated in the heart of Kingskerswell, providing easy access for all local amenities to include 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 internally comprises porch, hallway, lounge, 2 downstairs bedrooms, kitchen and bathroom. Upstairs there is a dormer bedroom.

The property has larger than average size gardens to the front, rear and side with good off road parking, garage and a workshop that needs a new roof.

The property is in need of updating and renovation.

Viewing of the property is highly recommended.



Storm Porch

uPVC double glazed door to:

Entrance Hallway

Electric panelled heater. Coat hooks. Thermostat control for central heating. Smoke detector.

Lounge – 4.50m x 3.30m (14'0" x 10'10")

uPVC double glazed window looking over the front. Dimplex heater. Living flame gas fire with recess either side. Wooden panelling. Shelving. Hearth mantle over. Storage cupboards.

Bedroom 1 – 3.70m x 2.80m (12'2" x 9'2")

uPVC double glazed window to the front. Built-in double wardrobe. Under stairs storage. Sliding door to built-in wardrobe with shelving and hanging rail.

Bedroom 2 – 3.00m x 2.90m (9'10" x 9'6")

uPVC double glazed window to the rear. Wooden panelling to the ceiling. Wooden panelling to one wall. Double wardrobe, storage cupboards over. Recess with shelving.

Bathroom

Comprising 3 piece suite. Walk-in shower with perspective tiled covering. Mira shower. Low level w/c. Wash-hand basin. Obscure glazed window. Medicine cabinet.. Shaver light. Pine covering to walls. Circular light.

Kitchen – 3.00m x 2.80m (9'10" x 9'2")

A range of fitted base units. Worktop surface areas. Shelving. Wall mounted cupboards. uPVC double glazed window. Double glazed door providing access to the rear. Partly tiled walls. Cupboard housing the immersion tank. Pine panelling to the ceiling. Strip fluorescent light.

Staircase to Landing

Cupboard. Door to:

Bedroom 3 – 3.90m x 2.60m (12'10" x 8'6")

uPVC double glazed window looking over the rear. Built-in double wardrobes. Recess and shelving. Further storage cupboards.

Garage – 4.90m x 2.90m (16'1" x 9'6")

Opening doors. Power and light.

Workshop – 3.80m x 2.70m (12'6" x 8'10")

In need of a new roof.

Outside

The property has a driveway to the front with parking for several cars, open planned lawn garden to the front, a large expanse with a good range of borders, shrubs and plants looking over the front of the property.

To the rear of the property, a further lawned garden with hedgerow surround. Raised walls, borders and shrubs. A garage and workshop.

Agent's Note

Council Tax Band: 'C' £2219.67 for 2025/26

EPC Rating: 'F'

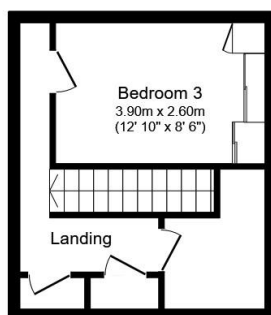
Long Term Flood Risk: Very Low





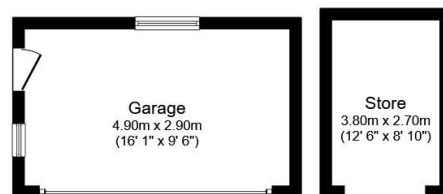
Ground Floor

Floor area 66.8 sq.m. (719 sq.ft.)



First Floor

Floor area 23.9 sq.m. (257 sq.ft.)



Outbuilding

Floor area 20.3 sq.m. (219 sq.ft.)

Total floor area: 111.1 sq.m. (1,195 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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PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 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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