

**SAMPLE
MILLS**



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

£350,000

FREEHOLD





Knowles Hill Road, Knowles Hill,
Newton Abbot, Devon

£350,000 freehold

This mature semi-detached family home is situated in the popular Knowles Hill area of Newton Abbot close to amenities including schools, sports centre and Newton Abbot town centre with its further range of facilities and amenities including shops, doctors, dentists, library, cinema, pubs and restaurants, the main rail line to London Paddington, bus services, A38, A380, M5 motorway and link road to Torbay.

The accommodation comprises entrance hall, cloakroom, lounge, separate dining room, kitchen and utility area. On the first floor, there are 3 bedrooms and a bathroom and w/c. From the landing, a staircase rises to a loft room (without building regulations).

Other features include gas central heating, uPVC double glazing, gardens, front, side and rear plus a garage.



Part glazed door with part side screens opening through to:

Entrance Hall

Stripped floor. Double panelled radiator. Understairs storage cupboard. Telephone point. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splashback. Obscure uPVC double glazed window.

Lounge – 4.15m x 3.94m (13'7" x 12'11")

Feature fireplace on hearth with mantle surround. TV point. Single panelled radiator. Stripped floor. Picture rail. Ceiling rose. uPVC double glazed bay window to front aspect.

Dining Room – 4.24m x 3.35m (13'11" x 11'0")

Single panelled radiator. Stripped floor. Picture rail. Ceiling rose. Double glazed sliding patio doors to the rear garden.

Kitchen – 2.54m x 2.53m (8'4" x 8'4")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Wooden worktop surface areas. Tall storage cupboard. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. uPVC double glazed window to side. Partly tiled walls. Spotlight points. Tall radiator. Opening serving area through to the dining room. Opening through to:

Utility Room – 2.22m x 1.86m (7'3" x 6'1")

Fitted base units. Worktop surface area. Plumbing for washing machine. Space for fridge/freezer. Wall hung gas boiler for hot water and central heating system. Tiled floor. uPVC double glazed window overlooking the rear. uPVC half double glazed door to outside.

First Floor Landing

uPVC double glazed window to side enjoying distant countryside views. Staircase to loft room. Doors off to:

Bedroom 1 – 4.53m x 3.93m (14'10" x 12'11")

Tiled feature fireplace. Double panelled radiator. uPVC double glazed bay window overlooking the front, enjoying far reaching views over towards the countryside and up towards Highweek Church.

Bedroom 2 – 4.04m x 3.35m (13'3" x 11'0")

Tiled feature fireplace. Radiator. Stripped floor. Built-in shelved cupboard. uPVC double glazed window overlooking the rear enjoying views over towards Wolborough and distant countryside.

Bedroom 3 – 2.65m x 1.97m (8'8" x 6'6")

Radiator. uPVC double glazed window enjoying similar views to bedroom 1.

Bathroom

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Partly tiled walls. Extractor fan.

Second Floor Landing

Eaves storage. Door through to:

Loft Room – 5.01m x 4.58m (16'5" x 15'0")

Double panelled radiator. Double glazed Velux window. Far reaching views over towards Kingsteignton and countryside beyond.

Outside

To the front of the property, there are two garden areas, one of which has been laid to gravel and the other laid to lawn, and further gravelled area stocked with bushes, plants, trees and shrubs.

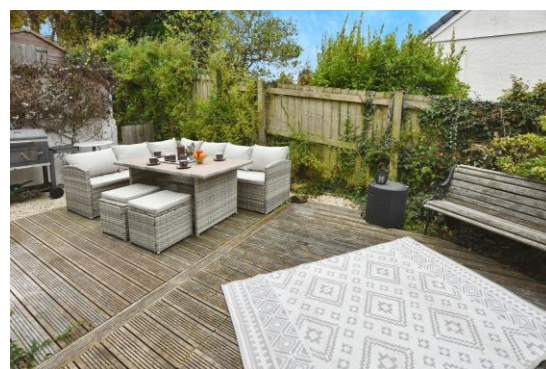
There is a side path and a raised garden, again, there are areas laid to gravel with vegetable patch and stocked with abundance of shrubs and plants. There is a garden shed. Sweeping around to the rear, where there is an area laid to decking, where there is a seating area, again, with various bushes, trees, plants and shrubs. In addition, there is a garage at road level.

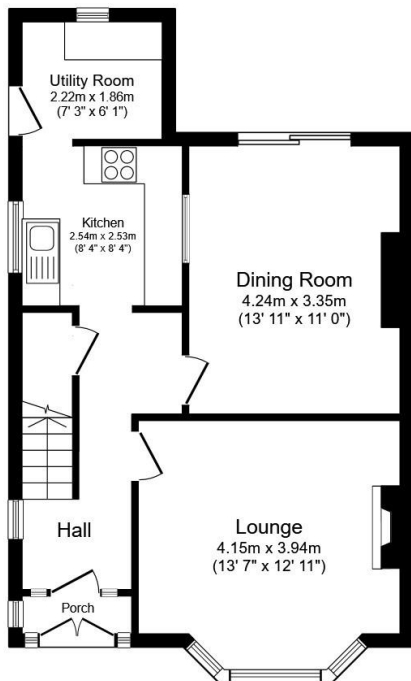
Agent's Note

Council Tax Band: 'D' £2587.09 for 2025/26

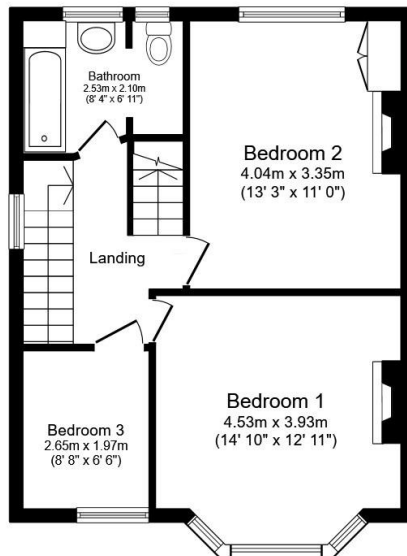
EPC Rating: 'D'

Long Term Flood Risk: Very Low

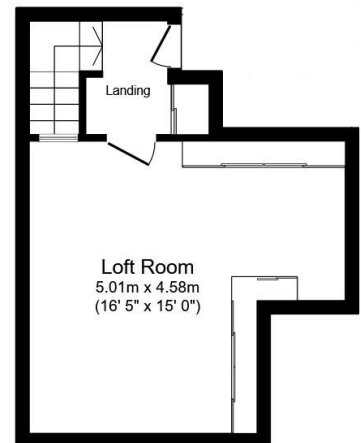




Ground Floor
Floor area 51.8 sq.m. (558 sq.ft.)



First Floor
Floor area 47.4 sq.m. (511 sq.ft.)



Second Floor
Floor area 25.0 sq.m. (269 sq.ft.)

Total floor area: 124.2 sq.m. (1,337 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		81 B
69-80	C		
55-68	D	60 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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