



**SAMPLE
MILLS**

**Princess Road
Kingskerswell
Newton Abbot
Devon**

£300,000
FREEHOLD





Princess Road, Kingskerswell,
Newton Abbot, Devon

£300,000 freehold

A Semi-Detached 3 bedroom property situated in the popular area of Kingskerswell providing easy access to Torquay, A38, A380 and all other local facilities. The property is very well positioned for the local primary schools, grammar schools and other comprehensive schools in the area. The property is located just off the village centre and is sold with **NO CHAIN**.

The accommodation internally comprises entrance hallway, a lounge, dining room, kitchen, 3 bedrooms and a shower room.

The property has spacious accommodation throughout and has gardens to the rear and off road parking to the front.

Viewing is highly recommended.



uPVC double glazed door to:

Entrance Hallway

Understairs storage. Thermostat control for central heating. Electric meter. Double panelled radiator. Door through to:

Lounge – 4.70m x 3.50m (15'5" x 11'6")

Feature brick fireplace with gas fire and tiled hearth. uPVC double glazed window to the front. Double glazed windows to the rear. Coving to the ceiling. Central light. Fan. Door through to:



Kitchen – 4.10m x 3.30m (13'5" x 10'10")

A range of fitted base units. Worktop surface areas. Gas cooker point. Stainless steel drainer with taps over. uPVC double glazed window to the rear. Two further double glazed windows to the rear. Double glazed door providing access to the rear. Plumbing for washing machine. Door into:



Dining Room – 3.90m x 3.01m (12'10" x 9'11")

uPVC double glazed window to the front. Double panelled radiator. Coving to ceiling. Central light.

Staircase to landing

Recessed area, ideal for small computer. Double glazed window to the side. Access to loft area.

Bedroom 1 – 4.80m x 3.60m (15'9" x 11'10")

uPVC double glazed window to the front and to the rear. Single panelled radiator. Built-in airing cupboard with tank and storage cupboard over with Worcester boiler.



Bedroom 2 – 3.70m x 3.10m (12'2" x 10'2")

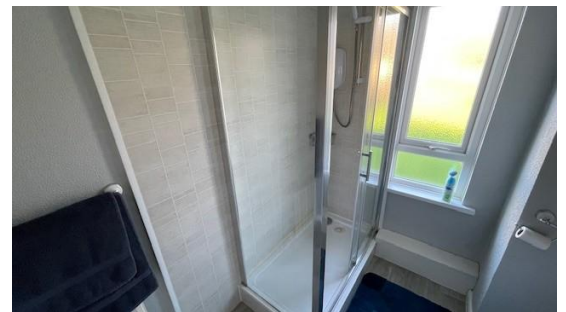
uPVC double glazed window looking over the front. Single panelled radiator.

Bedroom 3 – 3.30m x 3.20m (10'10" x 10'6")

uPVC double glazed window to the rear. Single panelled radiator.

Bathroom

Shower cubicle. Low level w/c. Wash-hand basin. Single panelled radiator. Obscure glazed window. Medicine cabinet.



Outside

To the front. The property has off road parking to the front for several cars with picket fencing and garden area with side path leading around to the rear of the property.

The rear of the property comprises a larger than average sized garden which stretches up to the full length to the rear with patio area, lawned garden, small decking area at the rear that could be used as a vegetable plot, if required.

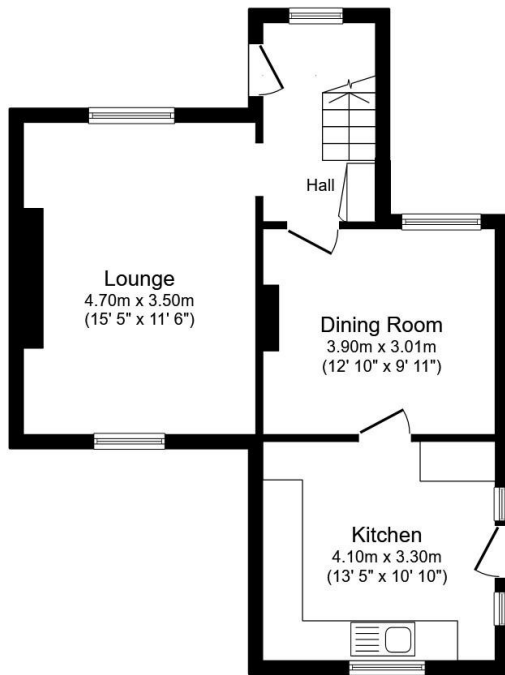
Agent's Note

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

EPC Rating: 'D'

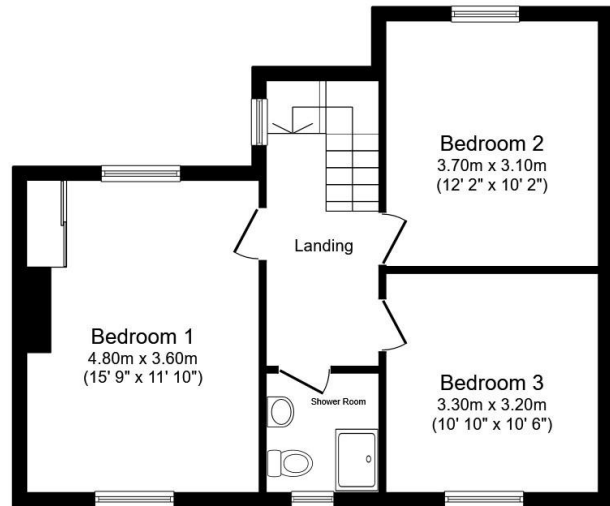
Long Term Flood Risk: Very Low





Ground Floor

Floor area 44.9 sq.m. (484 sq.ft.)



First Floor

Floor area 50.8 sq.m. (547 sq.ft.)

Total floor area: 95.7 sq.m. (1,031 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		76 C
55-68	D	61 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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