

**SAMPLE  
MILLS**



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

**£315,000**

**FREEHOLD**





Knowles Hill Road, Knowles Hill,  
Newton Abbot, Devon

**£315,000 freehold**

Bycott is a spacious 1930's semi-detached property tucked away in this peaceful, eloquent setting. The property is situated in the popular location of Knowles Hill in Newton Abbot and offers a blend of quiet, charm and convenient access. The property is typical of its era with mid-century features and has been well maintained, boasting a double driveway, modest open front garden and a good sized rear garden.

Inside, the property offers generous well-proportioned living accommodation to include entrance porch, hallway, lounge, kitchen, conservatory offset, separate dining room, a downstairs cloakroom and utility area. Upstairs, the property has an attractive staircase with a semicircular bay, leading onto a spacious landing where there are 3 double bedrooms, 3 piece bathroom suite and a separate shower room.

Outside, the property has mature gardens with patio area, has off road parking for at least 2 cars, parking bay, and it has a separate integral garage with up and over electric door and patio areas to the front and to the side.

Viewing of this property is highly recommended for those seeking a mature property in this idyllic location.



## Porch

uPVC double glazed door with display windows to the front and to the side. Tiled flooring. Obscure glazed window. Light. Hard wood glazed door to:

## Entrance Hallway

Tiled effect flooring. Coving to ceiling. Centre rose. Understairs storage. Single panelled radiator x 2.

## Utility

Single panelled radiator. Tiled floors. Wooden door. Under stairs storage throughout. Wooden storage cupboard. Hard wood door into:

## Lounge – 4.20m x 4.01m (13'9" x 13'2")

Feature bay window to the front. Stripped wooden flooring. Textured ceiling. Coving to ceiling. Ceiling rose. Feature fireplace with wood burner, hard wooden surround, mantle over and hearth. TV point. Single panelled radiator. Ladder radiator. Arch through to:

## Kitchen – 4.30m x 2.60m (14'1" x 8'6")

Range of fitted base units. Worktop surface areas. Single circular drainer with chrome mixer tap over. Partly tiled walls. Range of wall mounted cupboards. 5 ring gas hob. Extractor fan over. Housing for a single oven with storage cupboard. Built-in storage cupboards with carousel unit. Space for fridge/freezer. Storage cupboard over. Coving to the ceiling. Double doors opening to:

## Conservatory – 2.40m x 2.00m (7'10" x 6'7")

Overlooking the garden to the front and side. uPVC double glazed French patio doors providing access onto the garden.

## Dining Room – 3.80m x 3.70m (12'6" x 12'2")

Stripped hard wood floor. uPVC double glazed windows to the front and side. Feature fireplace, surround with mantle over and hearth. Picture rail. Double panelled radiator.

## Hallway

Step down with access into:

## Separate w/c

Low level w/c. Wash-hand basin. Wall mounted boiler serving hot water and central heating system. Obscure glazed window.

## Staircase to Landing

Circular uPVC double glazed bay window looking over the front. Coving to ceiling. Ceiling rose. Spacious landing. Access to loft area. Single panelled radiator. Doors off to:

## Bedroom 1 – 4.20m x 3.30m (13'9" x 10'10")

Stripped wooden flooring. Bay window looking over the front with views over the surrounding area towards Highweek and over. Feature fireplace, surround with mantle over. Coving to ceiling.

## Bedroom 2 – 3.80m x 3.80m (12'6" x 12'6")

Dual aspect double glazed windows looking over the front. Single panelled radiator. Stripped wooden flooring. Wooden picture rail.

## Bedroom 3 – 4.50m x 2.70m (14'9" x 8'10")

Double room. Looks to the side. Single panelled radiator. Picture rail. Recessed area with hanging rails and shelving.

## Separate Shower Room

Shower cubicle with large walk-in shower with power shower. Tiled walls. Ladder radiator.

## Bathroom

Comprises 3 piece suite. Tiled bath with mid-range mixer tap. Tiled walls. Obscure glazed window. Vanity wash-hand basin. Low level w/c. Chrome ladder radiator. Obscure glazed window.

## Outside

Hard wood gate providing access to the front with stone brick pillars and posts. A path leads to the front of the property and to the side. The property is enclosed with landscaped gardens with a good range of mature trees, plants and shrubbery throughout. A path leads to the side with a patio area that looks over the front. There is access around to the rear where there is a wooden garden workshop/shed and gate. Outside to the front, in Knowles Hill Road, there is off street paved parking with walled surround. Parking for several cars. Walking around to the front of the property, there are steps up onto a further patio area with wooden fence surround, good range of borders, plants, trees and views over the front. There are steps that lead down onto an integral garage (5.10m x 2.90m – 16'9" x 9'6") with electric up and over door with isolator switch.

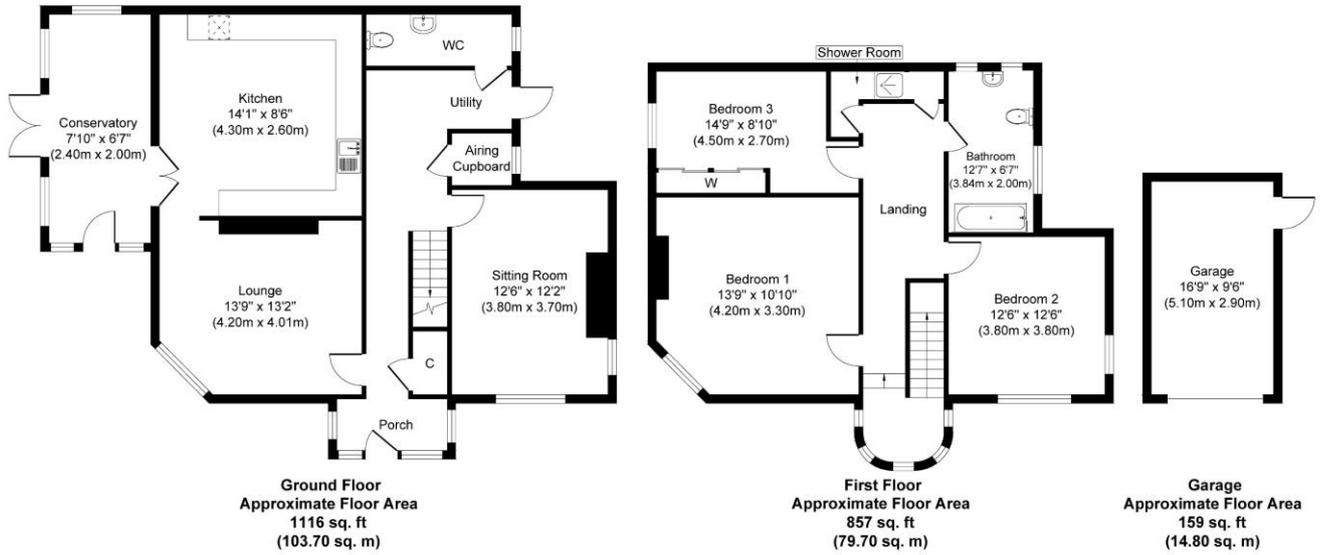
## Agent's Note

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

EPC Rating: 'E'

Long Term Flood Risk: Very Low





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	49   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.