

**SAMPLE
MILLS**



**Orchard Drive
Kingskerswell
Newton Abbot
Devon**

£275,000
FREEHOLD





Orchard Drive, Kingskerswell,
Newton Abbot, Devon

£275,000 freehold

Being sold via Secure Sale online bidding.
Terms & Conditions apply. Starting Bid
£275,000.

A Detached spacious 4 bedroom Dormer Bungalow situated in the heart of Kingskerswell providing easy access for all local amenities including shops, pubs, church, health centre and with easy road access to Torbay and Newton Abbot via the A380 expressway.

The accommodation internally comprises entrance porch, hallway, lounge, 2 downstairs bedrooms, dining room, bathroom and kitchen/breakfast room. Upstairs, there are 2 further bedrooms, master with en-suite.

The property has gardens to the front and to the rear plus allocated parking, central heating and attached garage.



Storm Porch

Double glazed door to:

Entrance Hallway

Double panelled radiator. Dado rail. Ceiling rose. Understairs storage. Doors off to:
Lounge – 4.37m x 4.24m (14'4" x 13'11")

Feature fireplace with marble surround, mantle over, insert and hearth, living flame fire. Double panelled radiator. uPVC boxed bay window looking over the front. Coving to textured ceiling. TV point.

Bedroom 3 – 4.25m x 3.66m (13'11" x 12'0")

uPVC double glazed dual aspect windows to the front and one to the side. Double panelled radiator. Coving to textured ceiling.

Bedroom 4 – 2.57m x 2.39m (9'5" x 7'10")

uPVC double glazed window to the rear. Double panelled radiator. Sliding uPVC double glazed patio doors. Dado rail. Coving to textured ceiling.

Dining Room – 3.92m x 2.87m (12'10" x 9'5")

uPVC double glazed window to the side. Single panelled radiator. Tiled walls.

Kitchen/Breakfast Room – 3.67m x 2.91m (12'0" x 9'7")

Incorporates a range of fitted base units. Granite worktop surface areas. 4 ring hob. Canopy over. Range of wall mounted cupboards. Built-in double oven with storage cupboards below and over. Built-in fridge and freezer. Part tiled walls. uPVC double glazed window to the rear and to the side. Coving to textured ceiling. Gate providing access to:

Rear Porch/Utility Area – 2.03m x 1.16m (6'8" x 3'10")

Storage cupboard. Combi boiler serving hot water and central heating. Plumbing for washing machine. Double glazed door providing access around to the front.

Bathroom

Shower cubicle with hector power shower over with spa shower. Vanity wash-hand basin. Low level w/c. Partly tiled walls.

Staircase rises to landing

uPVC double glazed window.

Bedroom 1 – 4.75m x 4.39m (15'7" x 14'5")

Apex ceiling. Double glazed window to the front with far reaching views over the surrounding area. Double panelled radiator. TV point. uPVC double glazed window to the rear. Eaves storage. Piano window and door to:

En-Suite

Shower cubicle. Low level w/c. Corner wash-hand basin. Tiled walls. Ladder radiator. Tiled floor.

Bedroom 2 – 4.39m x 2.89m (14'5" x 9'6")

Wooden flooring. Piano window. Double glazed window. Double panelled radiator.

Outside

To the front of the property, there are concrete pillars and posts plus steps leading up to the front with patio area, wrought iron railings, walled area garden and shrubs. Small off road parking area with garage, up and over door and gate providing access around to the rear garden. The property has 2 allocated parking spaces to the front.

The rear garden comprises side access and concrete area, steps up to a level garden, patio areas and fence surround.

Agent's Note

Council Tax Band: 'D' £2616.22 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

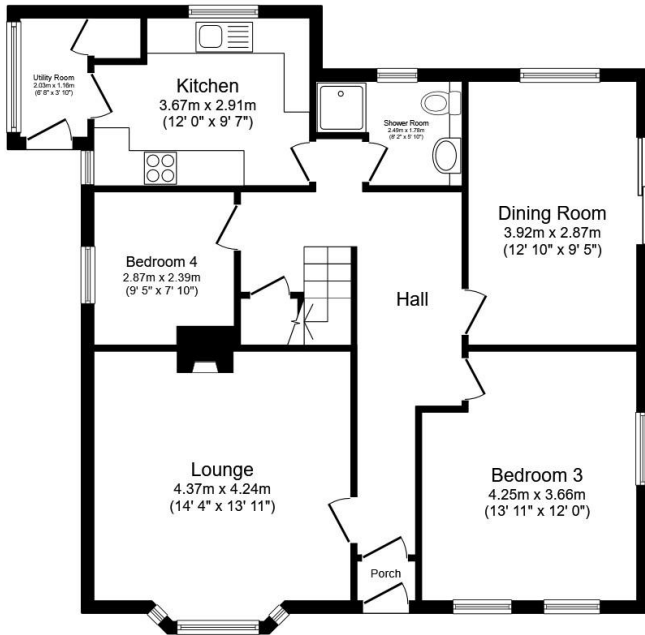
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

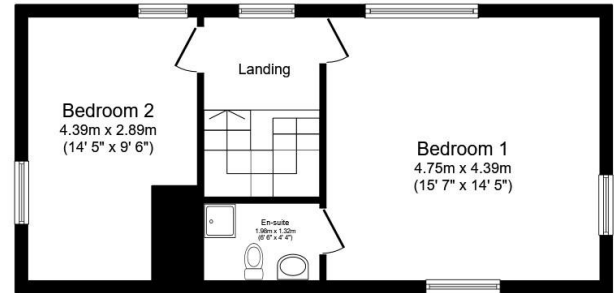
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Ground Floor

Floor area 88.8 sq.m. (955 sq.ft.)



First Floor

Floor area 43.7 sq.m. (470 sq.ft.)

Total floor area: 132.5 sq.m. (1,426 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	69 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.