

**SAMPLE
MILLS**



**Rosehill Gardens
Kingskerswell
Newton Abbot
Devon**

£325,000
FREEHOLD





**Rosehill Gardens, Kingskerswell,
Newton Abbot, Devon**

£325,000 freehold

Situated in the prime location of Kingskerswell is this 4 bedroom Semi-Detached family home which is ideal for a growing family or to accommodate an elderly relative. The property is close to local amenities including shops, pubs, church, health centre and with easy road access to Torbay and Newton Abbot via the A380 expressway.

The internal accommodation comprises, on the ground floor, entrance hall, good sized lounge/dining room which leads onto a conservatory enjoying the surrounding views, kitchen, inner hallway with offset bedroom, utility room and shower room. On the first floor, there are 3 further bedrooms and a family bathroom.

Other benefits include gas central heating, uPVC double glazing, gardens front and rear. The rear garden has a hand made bar which is ideal for alfresco dining and a large studio/summerhouse which is ideal for a home office/gym.

Viewing is highly recommended.



Obscure uPVC double glazed door and window to:

Entrance Hall

Radiator. Understairs storage. Staircase rising to first floor. Doors off to:

Lounge/Dining Room

Lounge – 4.10m x 3.32m (13'5" x 10'11")

Large uPVC double glazed window overlooking the front garden. Radiator. Telephone point. TV point.

Dining Room – 3.31m x 2.71m (10'10" x 8'11")

Radiator. uPVC double glazed French doors leading to:

Conservatory – 4.59m x 3.46m (15'1" x 11'4")

Brick built. uPVC double glazed windows. uPVC double glazed French door leading out to the rear garden. Views over the surrounding area. Laminate flooring. Radiator.

Kitchen – 3.32m x 2.57m (10'11" x 8'5")

A range of matching wall and base units. Worktop surface areas. Stainless steel sink unit with mixer tap. Stainless steel cooker hood. Plumbing for dishwasher. Partly tiled walls. uPVC double glazed door to the side. uPVC double glazed window to the rear.

Inner Hallway

Tiled flooring. Radiator. Baxi boiler serving hot water and central heating system. Doors off to:

Bedroom 4 – 3.62m x 3.12m (11'11" x 10'3")

uPVC double glazed window to the front aspect. Radiator. Meter cupboard.

Utility – 1.84m x 1.67m (6'0" x 5'6")

Base units. Worktop surface. Plumbing for washing machine. Space for tumble dryer and fridge/freezer. Tiled flooring.

Shower Room

Comprising 3 piece suite. Pedestal wash-hand basin with mixer tap and tiled splashback. Low level w/c. Shower cubicle with Mira shower. Tiled flooring. Extractor fan. Heated towel rail. Obscure uPVC double glazed window.

First Floor Landing

uPVC double glazed window to side aspect. Access to loft area. Built-in airing cupboard with shelving. Doors off to:

Bedroom 1 – 4.10m x 3.25m (13'5" x 10'8")

uPVC double glazed window overlooking the front garden. Radiator. Wooden flooring.

Bedroom 2 – 3.33m x 3.25m (10'11" x 10'8")

uPVC double glazed window overlooking the rear garden. Wooden flooring. Built-in wardrobe. Radiator.

Bedroom 3 – 2.57m x 1.96m (8'5" x 6'5")

uPVC double glazed window overlooking the front garden. Wooden flooring. Radiator.

Bathroom

Comprising 3 piece suite. Corner bath. Wash-hand basin. Low level w/c. Tiled flooring. Partly tiled walls. Chrome heated towel rail. Underfloor heating. Obscure uPVC double glazed window.

Outside

To the front of the property, there is a garden laid to lawn with raised rockery display with flowers, trees and shrubs, enclosed by a brick wall and wooden fence. There is a hard standing with steps leading down to the front door (this used to be a driveway, however, could be transformed back into a useable driveway with the removal of the steps). To one side is a wrought iron gate. There is access to bedroom 4 via a uPVC double glazed door and 2 steps up to the entrance door.

To the rear of the property, there is a well proportioned decked area with outside lighting and outside tap. There are 2 steps down to a garden predominately laid to lawn with pathway. The garden has Torbay Palms and flower bed, leading down to a decked area with handmade bar which is ideal for enjoying alfresco dining in the afternoon sun. There is a stream at the end of a garden and a further decked area that has a large studio/summerhouse which has power, light, insulation and double glazed bi-folding doors.

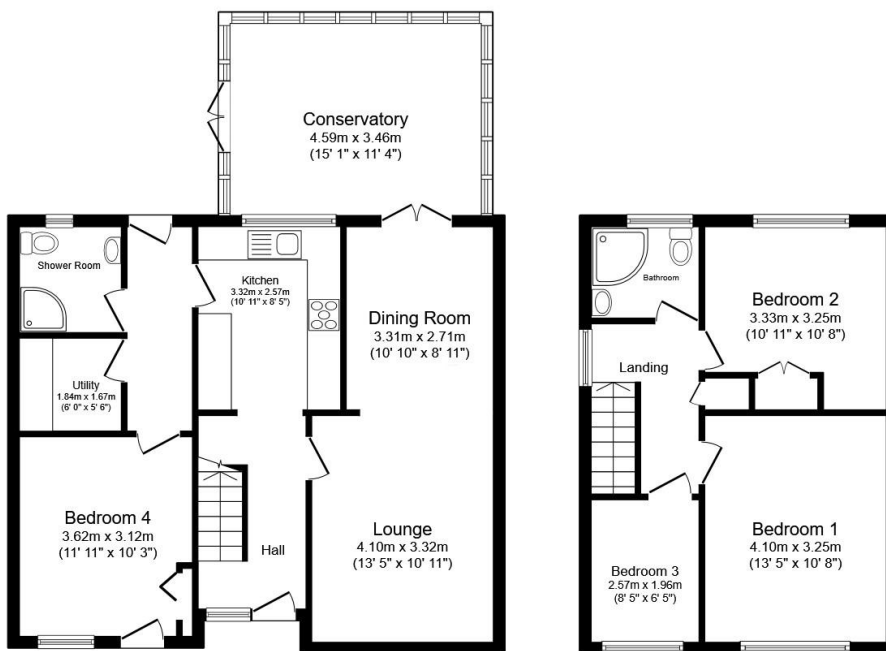
Agent's Note

Council Tax Band: 'C'

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 119.7 sq.m. (1,288 sq.ft.)

Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not intended to be used as a contract. The floor area is 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

Floor area 79.4 sq.m. (854 sq.ft.)

Floor area 40.3 sq.m. (434 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.