

**SAMPLE  
MILLS**



**Coles Lane  
Kingskerswell  
Newton Abbot  
Devon**

**Offers in excess  
of £245,000**

**FREEHOLD**





Coles Lane, Kingskerswell, Newton Abbot, Devon

**Offers in excess of  
£245,000 freehold**

Being offered with **NO CHAIN** is this semi-detached bungalow situated on the edge of Kingskerswell, with its range of facilities and amenities including schools, shops and on a frequent bus service into Newton Abbot and Torbay. There is also a doctors surgery, health centre, parks, Church, local pubs and hairdresser, whilst also having easy access to the A380 link road to Torbay, Newton Abbot and Exeter.

The accommodation comprises an entrance hall, lounge, kitchen, 2 bedrooms, bathroom and a conservatory.

The property also has gas central heating, uPVC double glazing, gardens front and rear and a garage plus off road parking.



uPVC part double glazed door through to:

#### Entrance Porch

Tiled floor. Glazed door through to:

#### Entrance Hall

Double panelled radiator. Picture rail. Door through to:

#### Lounge – 4.50m x 3.28m (14'9" x 10'9")

Tiled fireplace on hearth with mantle over and gas point. TV point. Telephone point. Radiator. uPVC double glazed window overlooking the front enjoying distant countryside views. Coving to ceiling.



#### Kitchen – 2.97m x 2.84m (9'9" x 9'4")

Inset stainless steel single drainer sink unit with mixer tap. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extract hood above and electric oven beneath. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Double panelled radiator. Partly tiled walls. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window overlooking the rear. Spotlight points. Fuse board. uPVC half double glazed door to:



#### Rear Porch

uPVC double glazed. uPVC half double glazed door to the rear garden.

#### Bedroom 1 – 3.89m x 3.28m (12'9" x 10'9")

Single panelled radiator. uPVC double glazed window to front enjoying similar views to the lounge. Coving to ceiling.

#### Bedroom 2 – 2.97m x 2.84m (9'9" x 9'4")

Single panelled radiator. TV point. Coving to ceiling. uPVC double glazed double doors onto:



#### Conservatory – 2.95m x 2.24m (9'8" x 7'4")

uPVC double glazed. Radiator. Double doors to the rear garden.

#### Bathroom and w/c

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Radiator. Obscure uPVC double glazed window. Hatch to the roof space.

#### Garage – 5.03m x 3.86m (16'6" x 12'8")

Double doors.

#### Outside

To the front of the property, there are two gardens predominately laid to lawn with bushes, trees, plants and shrubs. There is a new fence that has recently been fitted.



To the rear of the property, there is a paved area and an area laid to decking leading off the conservatory onto an enclosed garden laid to lawn with bushes, plants, trees and shrubs and a dividing pathway. There is also a courtesy door through to the garage plus off road parking.

#### Agent's Note

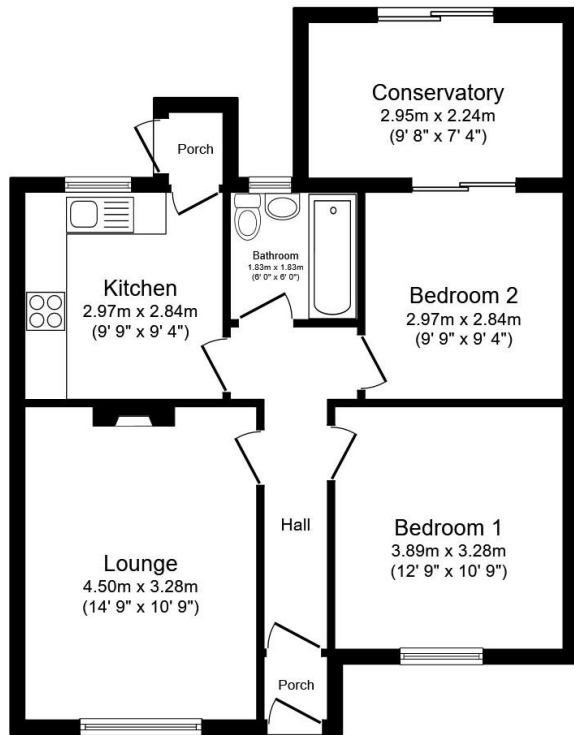
Council Tax Band: 'C' £2325.52 for 2026/27

EPC Rating: 'D'

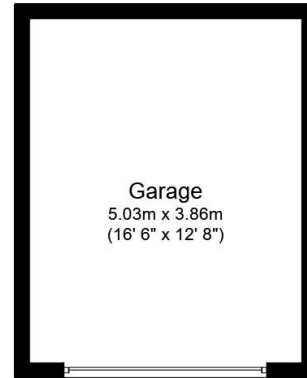
Long Term Flood Risk: Very Low

The property has had work carried out on the drains to the rear, which was recorded as subsidence. The work has been carried out to Regulations, and a Certificate has been issued to confirm this.





**Floor Plan**  
Floor area 64.8 sq.m. (697 sq.ft.)



**Garage**  
Floor area 19.3 sq.m. (208 sq.ft.)

Total floor area: 84.1 sq.m. (905 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	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.