

**SAMPLE
MILLS**



**Richmond Hill
Kingskerswell
Newton Abbot
Devon**

£320,000
FREEHOLD





Richmond Hill, Kingskerswell,
Newton Abbot, Devon

£320,000 freehold

This much improved semi-detached family home is situated at the end of Richmond Hill off the road, which is well appointed, approached via a pathway and close to the school, shops doctors' surgery, the public houses, link roads and the bus services into Newton Abbot and Torbay close at hand.

The accommodation comprises an entrance porch opening through to an entrance hall, lounge with wood burner, dining area onto the garden room, newly fitted kitchen with appliances, utility and downstairs cloakroom. On the first floor, there are 3 bedrooms and a bathroom and w/c with fitted shower.

The property also has gas central heating, uPVC double glazing, garage in a block nearby and gardens front and rear.

Viewing is strongly recommended.



uPVC half double glazed door opening through to:

Entrance Porch

uPVC double glazed. uPVC double glazed door opening through to:

Entrance Hall

Cabinet housing radiator. Understairs storage cupboard. Staircase rising to first floor. Laminate flooring. Door opening through to:

Lounge – 4.76m x 3.12m (15'7" x 10'3")

Inset wood burner on hearth with mantle over. Single panelled radiator. uPVC double glazed window to front aspect. Laminate flooring. TV point. Dado rail. Coving to ceiling.

Improved Kitchen – 3.42m x 2.64m (11'3" x 8'8")

Inset Belfast style sink unit with splashback. Fitted matching wall and base units. Quartz worktop surface areas incorporating splashbacks. Integrated fridge/freezer. Integrated dishwasher. Built-in 4 ring gas hob with extractor hood above. Built-in electric double oven with cupboard space below and above. Cupboard housing gas boiler for hot water and central heating system. Laminate flooring. Spotlight points. uPVC double glazed window to side. Opening through to:

Dining Area – 2.54m x 2.37m (8'4" x 7'9")

Part panelled walls. Coving to ceiling. Laminate flooring. Radiator. Opening through to:

Garden Room

Laminate flooring. TV point. Two double glazed skylights. Two wall light points. Inset spotlights. uPVC double glazed double doors providing access to the rear garden.

Utility Room – 1.74m x 1.51m (5'8" x 4'11")

Plumbing for washing machine. Worktop surface. Space for a further appliance. Wall mounted unit. uPVC half double glazed door to outside.

Cloakroom

Low flush suite. Wall mounted wash-hand basin. uPVC double glazed window.

First Floor Landing

uPVC double glazed window to side enjoying distant countryside views. Coving to ceiling.

Bedroom 1 – 3.89m x 3.12m (12'9" x 10'3")

Single panelled radiator. uPVC double glazed window overlooking the front enjoying distant countryside views. Built-in wardrobes.

Bedroom 2 – 3.42m x 3.12m (11'2" x 10'3")

Hatch to the roof space. Single panelled radiator. Built-in wardrobes with bridging units over and dressing table with drawer space either side. Additional built-in shelved storage cupboard. uPVC double glazed window overlooking the rear enjoying distant countryside views over towards Edginswell.

Bedroom 3 – 2.99m x 1.89m (9'10" x 6'2")

Single panelled radiator. Stairwell incorporating cupboard. uPVC double glazed window to front enjoying similar views to bedroom 1 and over towards Dartmoor.

Bathroom

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Fully tiled walls. Heated towel rail. Obscure uPVC double glazed window.

Outside

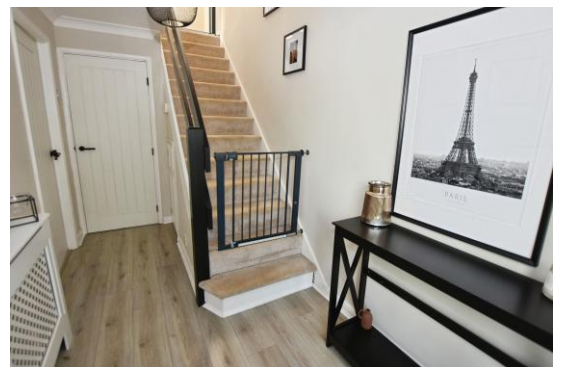
To the front of the property, there is a garden laid to lawn with various borders having various shrubs, plants and bushes and a pathway approach. There is access to the side which leads to the rear where there is an area laid to patio onto an enclosed garden laid to lawn and a further area laid to decking where there is a rear gate that provides pedestrian access. In addition, there is a garage in a block nearby.

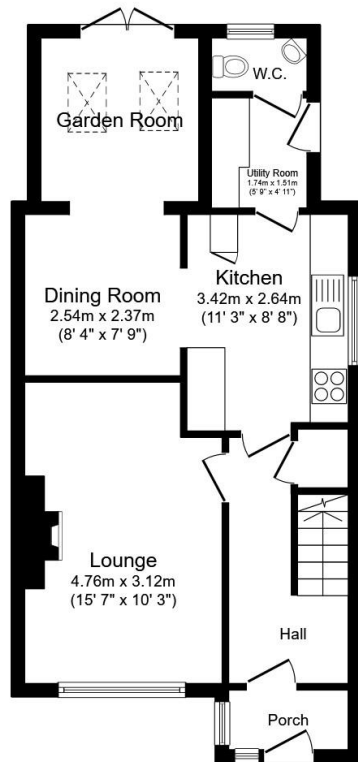
Agent's Note

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

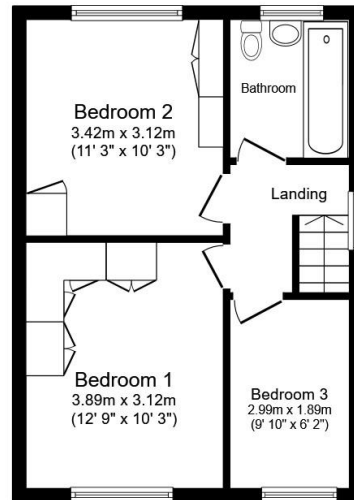
EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor



First Floor

Total floor area: 85.4 sq.m. (919 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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.