

**SAMPLE
MILLS**



**Fore Street
Kingskerswell
Newton Abbot
Devon**

£275,000
FREEHOLD





Fore Street, Kingskerswell, Newton Abbot, Devon

£275,000 freehold

This 3 bedroom end terrace cottage style home is presented in lovely condition having been much improved by its present owners, and situated in the heart of this sought after village, 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 lounge, modern kitchen, dining room, downstairs cloakroom and bedroom 3/study. On the first floor, there are 2 further bedrooms and a 4 piece bathroom suite.

Further benefits include uPVC double glazing, gas central heating and an enclosed larger than average rear garden measuring approximately 120ft with vegetable plots, patio and lawn areas.

The property is being sold with **NO CHAIN**.

It is possible to get a permit for the Fore Street car park (approximately £300 per year).

An internal viewing is highly recommended to appreciate the property on offer.



Composite door to:

Lounge – 3.78m x 3.48m (12'5" x 11'5")

Feature fireplace with wooden surround and recess on either side. uPVC double glazed windows overlooking the front. TV point. Ceiling rose. Wooden effect laminate flooring. Electric consumer meter and gas meter. Steps up to:

Kitchen – 4.62m x 3.48m (15'2" x 11'5")

A range of matching wall, base and drawer units. Squared edge quartz worktop surface areas. Stainless steel sink with mono mixer tap. uPVC double glazed window overlooking the side. Spotlight points. Inset 5 ring electric hob with oven below and extractor above. Built-in washing machine. Built-in dishwasher. Wine rack. Vertical radiator. Wooden effect laminate flooring. Stairs rising to the first floor.

Dining Room – 4.29m x 1.65m (14'1" x 5'5")

Wooden effect laminate flooring. Mono pitch ceiling with triple glazed skylight. Vertical radiator. uPVC double glazed patio doors providing access to the rear garden.

Study/Bedroom 3 – 3.38m x 1.55m (15'4" x 5'1")

uPVC double glazed window overlooking the rear garden. Spotlight points. Radiator.

Downstairs Cloakroom

Low level w/c. Hand-wash basin with tiled splashback. Tiled floor. Radiator. Spotlight points.

First Floor Landing

Access to loft area. Smoke detector. Radiator. Cupboard with shelving. Doors off to:

Bedroom 1 – 3.84m x 3.48m (12'7" x 11'5")

uPVC double glazed window overlooking the front with views over the surrounding area. Radiator.

Bedroom 2 – 3.35m x 2.18m (11'0" x 7'2")

uPVC double glazed window overlooking the rear with countryside views. Radiator.

Bathroom

Comprising 4 piece suite. Panelled bath with central mono block mixer tap. Large walk-in shower, glass shower screen and rain shower. Low level w/c. Pedestal wash-hand basin with mono mixer tap. uPVC double glazed windows x 3. Wooden effect tiled flooring. Radiator. Spotlight points. Cupboard housing the combi boiler serving hot water and central heating system.

Outside

The larger than average rear garden is approximately 120ft in length with vegetable plots, lawned area, patio area, raised plant beds, panelled fence surround, outside tap, outside power point and shared service path to the front of the property.

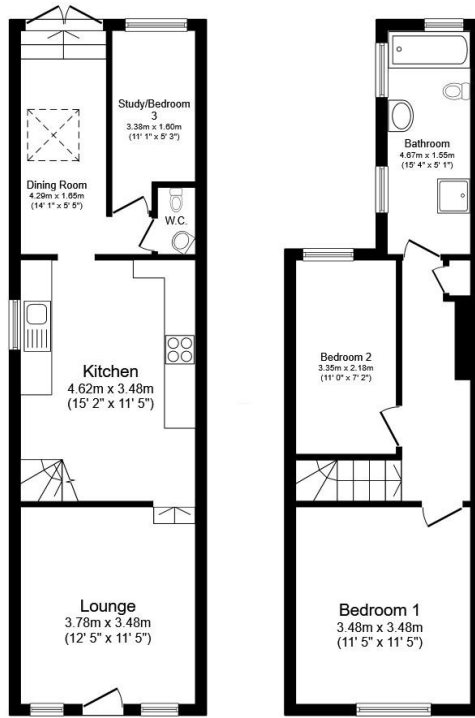
Agent's Note

Council Tax Band: 'B' £1942.22 for 2025/26

EPC Rating: 'E'

Long Term Flood Risk: Very Low





Ground Floor
 Floor area 43.2 sq.m. (465 sq.ft.)

First Floor
 Floor area 35.5 sq.m. (382 sq.ft.)

Total floor area: 78.7 sq.m. (847 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		
69-80	C		
55-68	D		62 D
39-54	E	48 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.