

**SAMPLE  
MILLS**



**Bourne Road  
Kingskerswell  
Newton Abbot  
Devon**

**£400,000**  
FREEHOLD





**Bourne Road, Kingskerswell,  
Newton Abbot, Devon**

**£400,000 freehold**

A spacious 3 bedroom detached bungalow situated in a quiet cul-de-sac in the popular village of Kingskerswell. The property is situated with easy access for all local amenities to include the medical centre, which is a short distance away, as well as local shops, Church, Public Houses, easy access to Torquay, Newton Abbot, the A380 and A38 whilst also having a direct rail line to London Paddington from Newton Abbot railway station.

The internal accommodation comprises entrance porch, hallway, large lounge, dining room, kitchen/breakfast room, recently refurbished sunroom, side porch, lean to conservatory, 2 bedrooms and a bathroom on the ground floor. From the dining room, a staircase rises to the first-floor loft room/bedroom 3 with eaves storage.

Further benefits include gas central heating, double glazing, solar panels, new roof, detached garage, ample off-road parking and fully enclosed garden with secure fence.

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

Viewing is recommended



Obscure uPVC double glazed door with window either side leading to:

#### Entrance Porch

Obscure glazed door leads to:

#### Entrance Hallway

Single panelled radiator. Doors off to:

#### Lounge – 7.11m x 3.99m (23'4" x 13'1")

Three uPVC double glazed windows overlooking the front and side, one of which is a bay window. Feature fireplace with gas fire, marble surround and wooden mantle. TV point. Two radiators.

#### Bedroom 1 – 3.91m x 3.70m (12'10" x 12'2")

uPVC double glazed bay window overlooking the front. Double panelled radiator. Coving to ceiling. Exposed wooden floorboards.

#### Bathroom

Panelled bath with separate taps and separate electric shower over. Pedestal wash-hand basin. Low level w/c. Obscure uPVC double glazed window. Double panelled radiator.

#### Dining Room – 3.30m x 3.30m (10'10" x 10'10")

Double panelled radiator. Staircase rising to first floor. Door to:

#### Inner Hallway

Door to:

#### Bedroom 2 – 4.34m x 2.39m (14'3" x 7'10")

Double room. Radiator. uPVC double glazed window to front aspect.

#### Kitchen/Breakfast Room – 3.89m x 3.66m (12'9" x 12'0")

A range of matching wall and base units. Worktop surface areas. Matt black sink unit 1½ with chrome mixer tap. Built-in 4 ring Induction hob with electric oven and extractor fan over. Integrated washing machine, dishwasher and larder fridge. Tiled splashbacks. Wall mounted combi boiler serving hot water and central heating system. Double panelled radiator. Spotlight points. uPVC double glazed window overlooking the rear. Obscure uPVC double glazed door to:

#### Side Porch

Space for fridge/freezer. Obscure door providing access to the front garden. Windows. Plastic corrugated roofing.

#### Sunroom – 3.40m x 3.20m (11'2" x 10'6")

Recently refurbished. Wooden structure overlooking the side and rear. Door leading to the rear patio. Single panelled radiator x 2.

Off the dining room:

#### Staircase rises to First Floor Landing

uPVC double glazed window overlooking the rear. Door to under eaves storage space. Door to:

#### Loft Room/Bedroom 3 – 4.60m x 2.70m (15'1" x 8'10")

Slight restricted head height due to sloping ceilings. uPVC double glazed window overlooking the rear.

#### Lean To Conservatory

Plastic corrugated roofing.

#### Detached Garage

Power and light.

#### Outside

To the front of the property, there is a driveway with parking for several cars. A gate provides access to the side and rear of the property. There is also a further side garden which is laid to lawn.

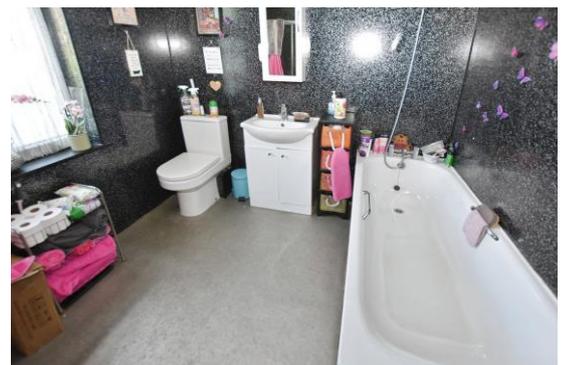
The rear garden is fully enclosed with a secure fence, there is a paved patio area with steps leading up to a good sized lawned garden surrounded by hedging and brick wall, affording a great deal of privacy.

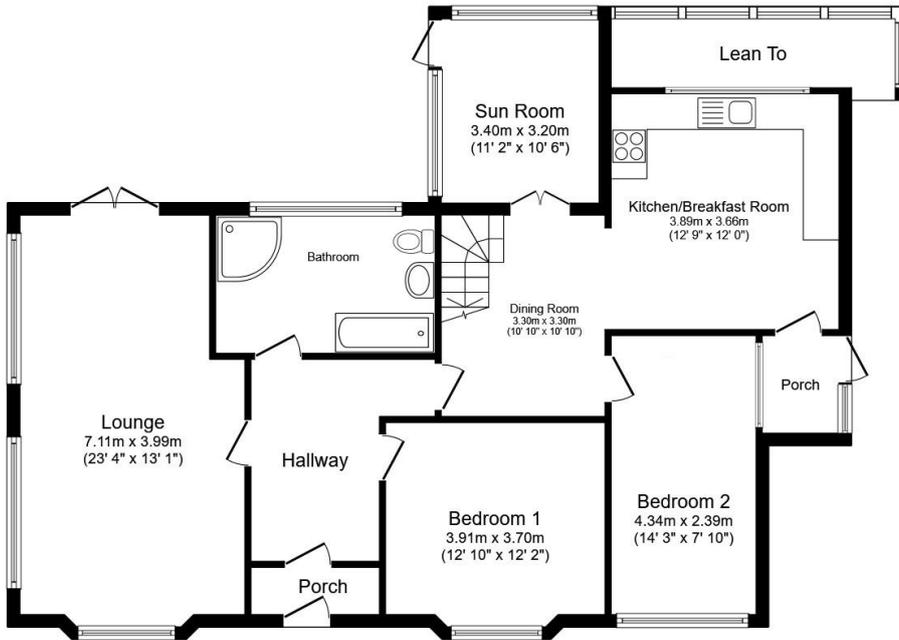
#### Agent's Note

Council Tax Band: 'D' £2497.13 for 2025/26

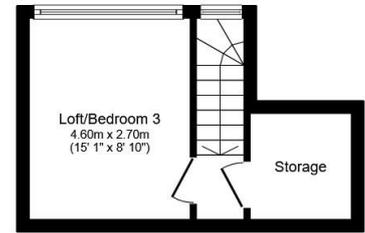
EPC Rating: 'D'

Long Term Flood Risk: Very Low





**Ground Floor**  
Floor area 112.4 sq.m. (1,209 sq.ft.)



**First Floor**  
Floor area 15.5 sq.m. (167 sq.ft.)

Total floor area: 127.8 sq.m. (1,376 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		70   C
55-68	D	56   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.