

**SAMPLE
MILLS**



**Huxley Vale
Kingskerswell
Newton Abbot
Devon**

£470,000

FREEHOLD





Huxley Vale, Kingskerswell,
Newton Abbot, Devon

£470,000 freehold

This attractive detached 4 bedroom house is positioned within a peaceful cul de sac on the fringes of the popular village of Kingskerswell. It features a modern brick façade, driveway parking and detached double garage. There is ample parking to the front and rear. The gardens provide a blend of privacy with outdoor amenities.

Inside, the property offers spacious family accommodation over 2 floors. The ground floor includes 2 reception rooms ideal for formal casual living, alongside a fitted kitchen, utility room and downstairs w/c. Upstairs, the generous master bedroom benefits from an en-suite joined by 3 further bedrooms and well-appointed family bathroom.

The property is set on a larger than average plot. The South facing gardens enjoy sunshine throughout the day and include a well-maintained lawned and patio area, perfect for relaxing or entertaining.

The property has easy access for local amenities, schools and nearby towns including Newton Abbot and Torbay.

This home presents an excellent opportunity for family buyers seeking a blend of space, style and village lifestyle.



Storm Porch

Wooden balustrades. LED lights. Stained glass door to:

Entrance Hallway

Single panelled radiator. Coving to textured ceiling. Smoke detector uPVC double glazed window to front. Sapele door through to the lounge.

Downstairs Cloakroom

Low level w/c. Obscure glazed window. Single panelled radiator. Wash-hand basin.

Lounge – 5.80m x 3.20m (19'0" x 10'6")

Dual aspect uPVC double glazed windows to the front and side. uPVC double glazed patio doors. Feature fireplace with wooden surround and marble effect insert with hearth and coal effect living flame fire. Double panelled radiator x 2. Oak sapele door through to:

Kitchen/Dining Room – 5.80m x 3.30m (19'0" x 10'10")

Dual aspect uPVC double glazed windows to the front and side. Double panelled radiator. Range of fitted high quality base units with composite worktops with hard standings. Belfast sink with chrome mixer tap over. Range of wall mounted display cabinets. Built-in fridge and freezer. Space for Range cooker. Splash back with extractor fan over. Built-in dishwasher. Concealed lighting to the ceiling. Fitted spot lamps. TV point. Tiled floor. Oak door through to:

Utility Area

Single panelled radiator. Storage cupboards above and below. Plumbing for washing machine. Further range of wall mounted cupboards. Glass wooden door providing access to the rear of the property.

Staircase to Landing

Access to loft area. Smoke detector. Doors off to:

Master Bedroom – 3.50m x 3.30m (11'6" x 10'10")

Built-in triple aspect wardrobes with hanging rails and shelving. uPVC double glazed window looking over the front. Single panelled radiator. Coving to textured ceiling. Door through to:

En-Suite – 1.90m x 1.90m (6'3" x 6'3")

Shower cubicle, opening door with fitted chrome power shower with Hector tap and spray shower over. LED lighting. Range of quality fitted Italian tiles. Fitted vanity wash-hand basin. Wall mounted shaver mirror with light. Wall mounted medicine cupboard and storage cupboards below. Low level w/c. Obscure glazed window. Extractor fan.

Bedroom 2 – 4.40m x 2.40m (14'5" x 7'10")

Faces the front. Dual aspect uPVC double glazed windows. Single panelled radiator. Built-in double aspect wardrobe. Coving to textured ceiling.

Bedroom 3 – 3.20m x 2.60m (10'6" x 8'6")

Faces the front. Dual aspect uPVC double glazed windows to the front and side. Single panelled radiator. Coving to textured ceiling. Views over the garden and over the front of the property. Built-in storage cupboard with wall mounted Worcester boiler serving hot water and central heating.

Bedroom 4 – 3.10m x 2.20m (10'2" x 7'3")

uPVC double glazed windows looking over the rear garden. Coving to textured ceiling. Single panelled radiator.

Bathroom – 2.40m x 1.90m (7'10" x 6'3")

Panelled bath, shower screen, chrome mixer tap and chrome fitted shower over. Towel rail. Low level w/c. Single panelled radiator. Tiled walls. Fixed mirror. Shaver socket. Extractor fan. Obscure glazed window.

Double Garage – 5.10m x 5.10m (16'9" x 16'9")

Two up and over doors. Pitch roof. Power and light. Storage over. Side access via steps leading up from the rear garden.

Outside

The property is approached via an open plan driveway with parking for several cars leading to the double garage. There is a range of hedgerows, trees and plants which shield the boundary of the property.

The front garden is of an open plan design with a lawned area and a range of mature plants and shrubbery. There is a paved path leading round to the side where there is a further lawned area, which in turn leads round to the rear of the property, accessed via a wooden gate. Outside water tap.

The generous size rear garden is South facing and enjoys the sun throughout the day. The garden comprises a paved patio area, lawned garden with a good range of borders, trees and shrubs with stone surround and an outside light.

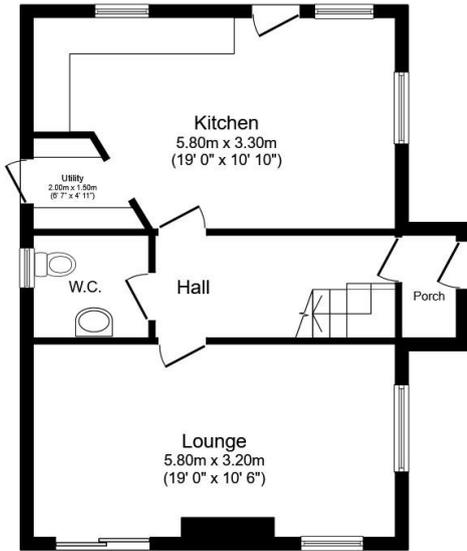
Agent's Note

Council Tax Band: 'E' £3052.04 for 2025/26

EPC Rating: 'C'

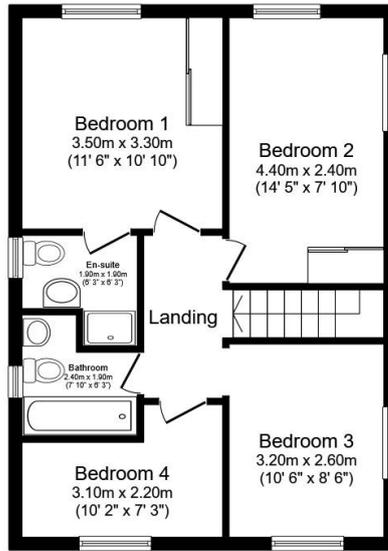
Long Term Flood Risk: Very Low





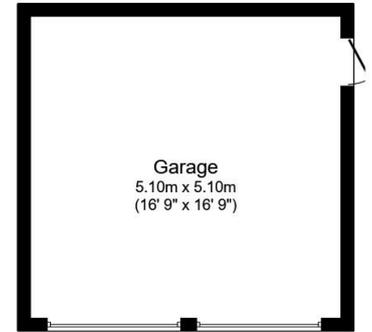
Ground Floor

Floor area 52.8 sq.m. (569 sq.ft.)



First Floor

Floor area 55.7 sq.m. (600 sq.ft.)



Garage

Floor area 25.5 sq.m. (274 sq.ft.)

Total floor area: 134.0 sq.m. (1,443 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		83 B
69-80	C	73 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.