

**SAMPLE  
MILLS**



**Coles Lane  
Kingskerswell  
Newton Abbot  
Devon**

**£315,000**  
FREEHOLD





Coles Lane, Kingskerswell, Newton Abbot,  
Devon

**£315,000 freehold**

Situated in the highly sought after village of Kingskerswell, Monte Rosa is a well presented Link-Detached Bungalow offering comfortable single level living, in a convenient and popular residential location.

The property provides bright and spacious accommodation throughout typically comprising an entrance hallway, spacious lounge with feature wood burner, spacious kitchen, 2 double bedrooms and bathroom.

The property also benefits from a garage/workshop, excellent off road parking and level gardens.

Further benefits include uPVC double glazing, gas central heating, storage sheds plus the addition of under-house storage.

Viewing is highly recommended.



### Entrance Porch

Engineered Oak flooring. uPVC double glazed window. Door leading through to:

### Entrance Hall

Engineered Oak flooring. Doors off to:

### Lounge/Diner – 6.17m x 5.56m (20'3" x 18'3")

Spacious light and airy room. uPVC double glazed windows. Feature log burner with hearth and recess either side. Radiator x 2.



### Kitchen – 3.15m x 2.97m (10'4" x 9'9")

A range of base units. Wood effect worktop surfaces areas. Built-in Induction hob. Built-in fan assisted oven. Stainless steel sink unit with mixer tap over. Space for fridge/freezer. Two Velux windows. uPVC double glazed window. Ladder radiator. Engineered Oak flooring.

### Utility Room

Plumbing for washing machine. Space for tumble dryer. Door to rear garden. Door to garage.



### Bathroom – 2.48m x 2.18m (8'2" x 7'2")

Panelled bath with rainfall shower overhead. Vanity wash-hand basin. Low level w/c. Part tiled walls. Obscure uPVC double glazed window. Engineered Oak flooring.

### Bedroom 1 – 3.66m x 3.28m (12'0" x 10'9")

uPVC double glazed window. Radiator.

### Bedroom 2 – 3.56m x 2.77 (11'8" x 9'1")

Dual aspect uPVC double glazed windows. Radiator.



### Garage – 4.70m x 3.00m (15'5" x 9'10")

### Outside

To the front of the property, there is driveway with ample off road parking, leading to a garage. There is a gravelled area, fencing and hedgerow. There is also side access.

To the rear of the property, there are steps down to an ease of maintenance garden with a lawn garden, gravelled area, shrub borders and fence surround. There is also a wooden garden shed and additional storage shed at the rear. Additionally, there is under-house storage.



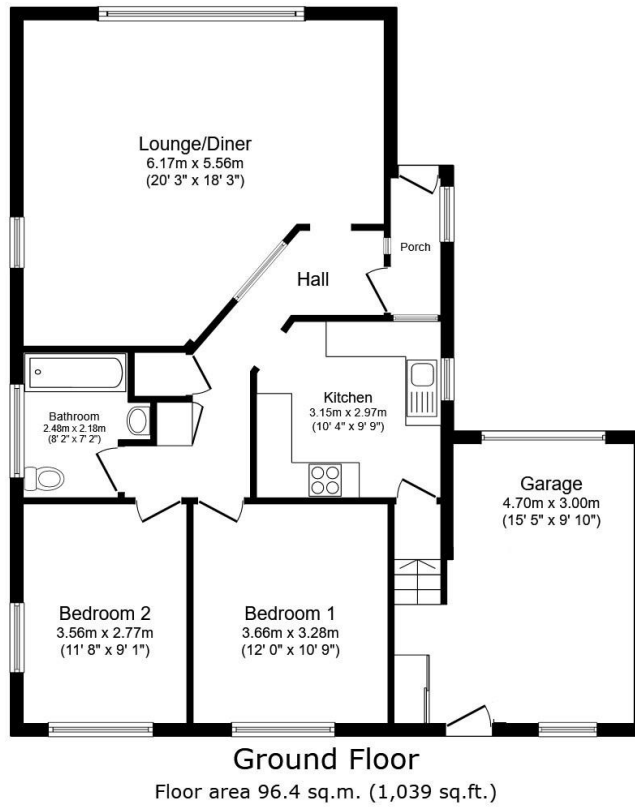
### Agent's Note

Council Tax Band: 'D'

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 96.4 sq.m. (1,039 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		83   B
69-80	C	69   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.