



Southey Lane, Kingskerswell, Newton Abbot, Devon
£175,000 Freehold



SAMPLE MILLS & Co.



**Southey Lane, Kingskerswell,
Newton Abbot, Devon**

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A Detached Bungalow gaining easy access to all local facilities, situated in the heart of Kingskerswell, close to shops, parks and bus routes into Torbay and Newton Abbot.

The property accommodation comprises entrance hall, lounge, kitchen, rear porch, 2 bedrooms, bathroom and separate WC.

Further benefits include front and rear gardens, off road parking, uPVC double glazing and gas central heating.

The property is in need of modernisation and being offered with **NO CHAIN**, there are some potential structural problems that might result in extensive work to be carried out on the property.

Viewing is a must.



uPVC half double glazed door to:

Entrance Hall

Double panelled radiator. Telephone point. Door to:

Lounge – 14'0" x 11'8"

Gas fire set within tiled fireplace on matching hearth. Double panelled radiator. uPVC double glazed window to front. Picture rail.



Kitchen – 10'3" x 9'10"

Inset stainless steel single drainer sink unit. Fitted base unit. Worktop surface area. Gas cooker point. Double panelled radiator. uPVC double glazed window overlooking the rear. Built-in shelved larder. Wall hung gas boiler for hot water and central heating system. Cupboard housing tank with electric immersion switch with digital timer control box. Part glazed door through to:



Rear Porch

uPVC double glazed with part glazed door to the rear garden.

Bedroom 1 – 13'6" x 11'8"

Double panelled radiator. uPVC double glazed bay window to front aspect. Picture rail.

Bedroom 2 – 14'6" x 9'0"

Double panelled radiator. uPVC double glazed window overlooking the rear.



Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Partly tiled walls. Single panelled radiator. Obscure uPVC double glazed window.

Separate WC

Low flush suite. Obscure uPVC double glazed window. Partly tiled walls. Hatch to roof space.

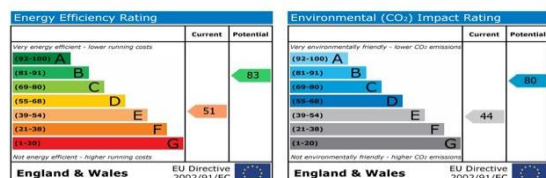
OUTSIDE

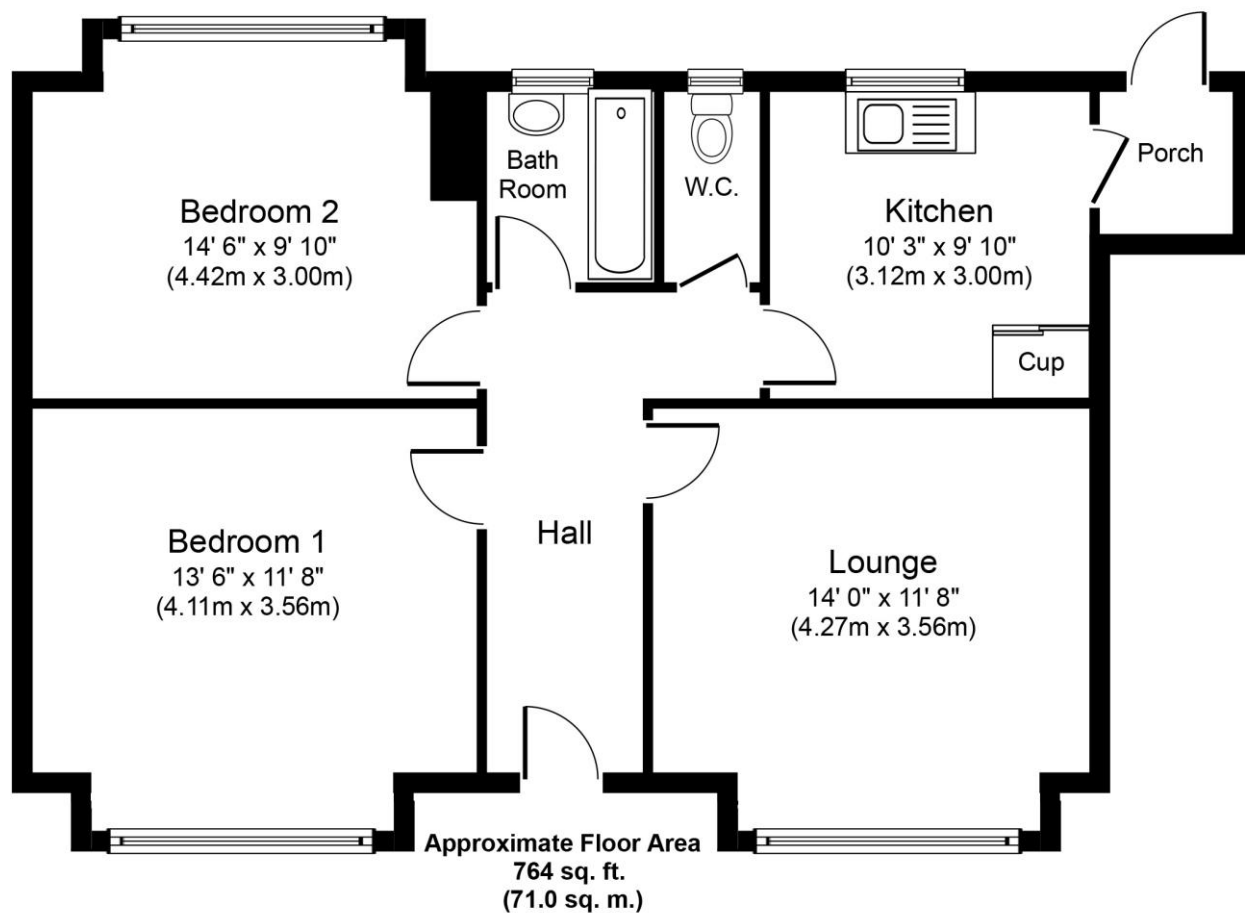
To the front of the property, is a garden laid to lawn with various bushes and flowering plants. There is access to either side providing access to the rear where again, there is a further garden laid to lawn and further areas stocked with bushes, trees and plants. There is an outside tap. In addition, there is off road parking.



AGENTS NOTE:

Council Tax: Band C - £1,593.87 (01/04/18 to 31/03/19)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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