

**SAMPLE
MILLS**



**Pound Lane
Kingskerswell
Newton Abbot
Devon**

£255,000
FREEHOLD





Pound Lane, Kingskerswell, Newton Abbot, Devon

£255,000 freehold

This mature Detached Bungalow is in need of updating and modernisation, however having vast potential, comprises entrance hall, lounge, separate dining room, kitchen, 2 bedrooms and a bathroom and WC, together with an additional separate WC.

The property is situated in larger than average sized gardens to the front, rear and side with additional land to the side that could create extra parking and would potentially be ideal for a caravan/motorhome. Further features include a 24ft integral garage and a very useful 24ft under house storage area.

The property has double glazing, night storage heating, is in need of some updating and is situated in the heart of Kingskerswell close to the Health Centre, shops, Church and bus services serving Newton Abbot and Torbay together with the link road gaining easy access to both Torbay, Newton Abbot and Exeter.

Being offered with **NO ONWARD CHAIN**, viewing is highly recommended.



uPVC half double glazed door opening through to:

Entrance Porch

uPVC double glazed. Glazed door opening through to:

Entrance Hall

Night storage heater. Telephone point. Wall light point. Door opening through to:

Lounge – 21'0" x 11'7" (6.40m x 3.53m)

Night storage heater. TV point. Coving to ceiling. uPVC double glazed window overlooking the front and side enjoying far reaching views over the Village and over towards the Church and countryside beyond. Archway opening through to:

Dining Room – 10'2" x 8'11" (3.10m x 2.72m)

uPVC double glazed window enjoying similar views to that of the lounge. Double glazed sliding patio door leading to outside. Opening through to:

Kitchen – 12'0" x 9'2" (3.66m x 2.79m)

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob. Built-in electric oven. Space for further appliances. Hatch to roof space. uPVC double glazed window overlooking the rear enjoying distant countryside views. Coving to ceiling. Partly tiled walls.

Bedroom 1 – 11'9" x 11'8" (3.58m x 3.56m)

Built-in wardrobes and bedside drawer space. uPVC double glazed window overlooking the front garden. Coving to ceiling. Built-in dressing table.

Bedroom 2 – 13'11" x 9'10" (4.24m x 3.00m)

uPVC double glazed window overlooking the rear garden. Coving to ceiling.

Bathroom

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level WC. Fully tiled walls. Built-in airing cupboard housing tank with electric immersion. Obscure uPVC double glazed window.

Separate WC

Low flush suite. Obscure uPVC double glazed window.

OUTSIDE

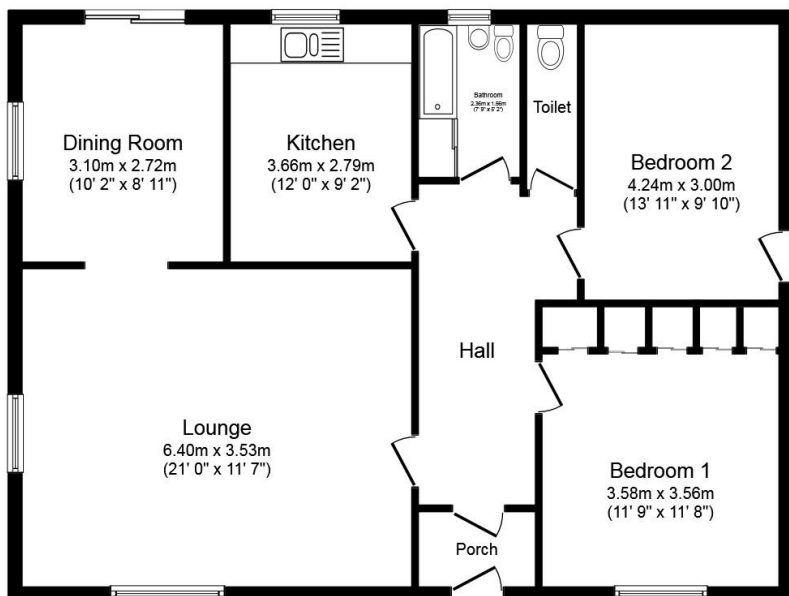
To the front of the property, is a garden predominately laid to lawn stocked with a host of trees, bushes, flower beds and is extremely well laid out, there is also a seating area. A side gate provides access to the rear where there is a garden, again, laid to lawn with borders having bushes and plants. There is also a summerhouse. Integral garage (24'0" x 9'0" – 7.32m x 2.74m) with remote control metal up and over door, inspection pit, power and light. Under house storage area which has plumbing for washing machine, power and light, and a uPVC part double glazed door providing access to the rear garden. In addition, there is off road parking.

AGENTS NOTE

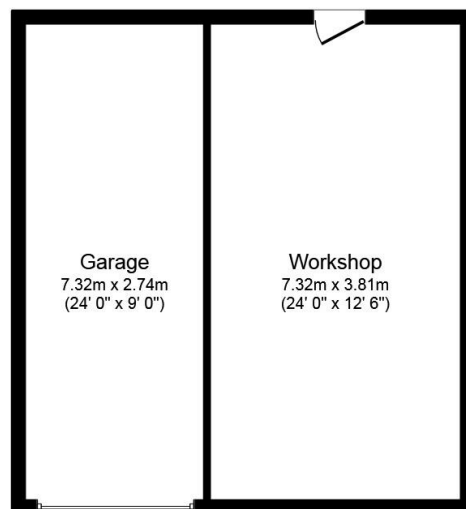
Council Tax Band 'D' £1954.09 for 2020/2021

EPC Rating 'E'





Floor Plan



Garage

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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3 Bank Street
Newton Abbot
TQ12 2JL

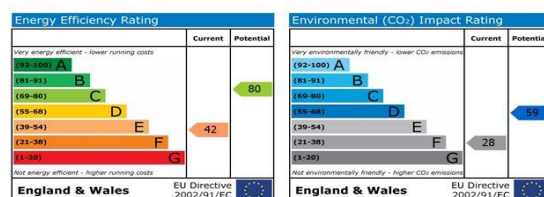
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

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PrimeLocation.com



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.

S712 Ravensworth 0191 917 9331