

**SAMPLE
MILLS**



**Orchard Drive
Kingskerswell
Newton Abbot
Devon**

£300,000
FREEHOLD





Orchard Drive, Kingskerswell,
Newton Abbot, Devon

£300,000 freehold

A spacious 4 bedroom Detached Dormer Bungalow situated in the heart of Kingskerswell providing easy access for all local amenities including shops, pubs, church, health centre and with easy road access to Torbay and Newton Abbot via the A380 expressway.

The accommodation internally comprises entrance porch, hallway, lounge, dining room, 2 bedrooms, kitchen/breakfast room, shower room and rear porch/utility area on the ground floor. Upstairs, there are 2 further bedrooms, master with en-suite.

The property has gardens to the front and to the rear plus allocated parking, central heating and an attached garage.

Viewing highly recommended if you are looking for a bungalow in this sought after village.



Storm Porch

Double glazed door to:

Entrance Hallway

Double panelled radiator. Dado rail. Ceiling rose. Understairs storage. Doors off to:

Lounge – 4.37m x 4.24m (14'4" x 13'11")

Feature fireplace with marble surround, mantle over, insert and hearth, living flame fire. Double panelled radiator. uPVC boxed bay window looking over the front. Coving to textured ceiling. TV point.

Bedroom 3 – 4.25m x 3.66m (13'11" x 12'0")

uPVC double glazed dual aspect windows to the front and one to the side. Double panelled radiator. Coving to textured ceiling.

Bedroom 4 – 2.57m x 2.39m (9'5" x 7'10")

uPVC double glazed window to the rear. Double panelled radiator. Sliding uPVC double glazed patio doors. Dado rail. Coving to textured ceiling.

Dining Room – 3.92m x 2.87m (12'10" x 9'5")

uPVC double glazed window to the side. Single panelled radiator. Tiled walls.

Kitchen/Breakfast Room – 3.67m x 2.91m (12'0" x 9'7")

Incorporates a range of fitted base units. Granite worktop surface areas. 4 ring hob. Canopy over. Range of wall mounted cupboards. Built-in double oven with storage cupboards below and over. Built-in fridge and freezer. Part tiled walls. uPVC double glazed window to the rear and to the side. Coving to textured ceiling. Gate providing access to:

Rear Porch/Utility Area – 2.03m x 1.16m (6'8" x 3'10")

Storage cupboard. Combi boiler serving hot water and central heating. Plumbing for washing machine. Double glazed door providing access around to the front.

Shower Room

Shower cubicle with hector power shower over with spa shower. Vanity wash-hand basin. Low level w/c. Partly tiled walls.

Staircase rises to landing

uPVC double glazed window.

Bedroom 1 – 4.75m x 4.39m (15'7" x 14'5")

Apex ceiling. Double glazed window to the front with far reaching views over the surrounding area. Double panelled radiator. TV point. uPVC double glazed window to the rear. Eaves storage. Piano window and door to:

En-Suite

Shower cubicle. Low level w/c. Corner wash-hand basin. Tiled walls. Ladder radiator. Tiled floor.

Bedroom 2 – 4.39m x 2.89m (14'5" x 9'6")

Wooden flooring. Piano window. Double glazed window. Double panelled radiator.

Outside

To the front of the property, there are concrete pillars and posts plus steps leading up to the front with patio area, wrought iron railings, walled area garden and shrubs. Small off road parking area with garage, up and over door and gate providing access around to the rear garden. The property has 2 allocated parking spaces to the front.

The rear garden comprises side access and concrete area, steps up to a level garden, patio areas and fence surround.

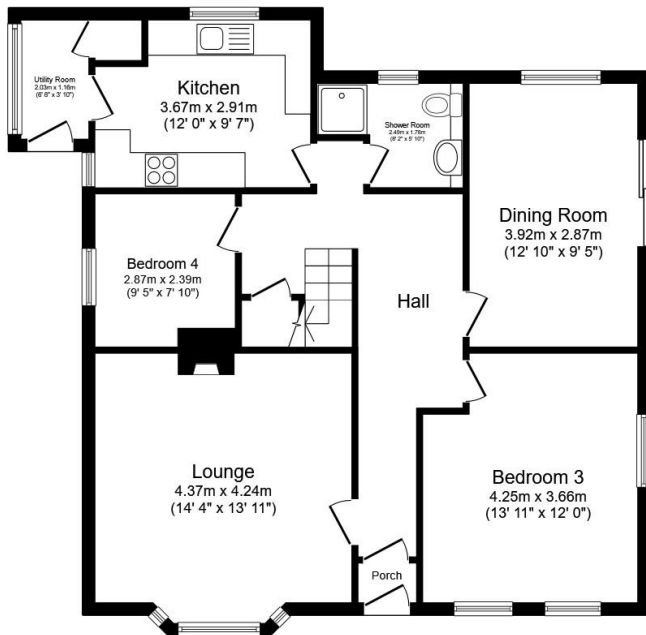
Agent's Note

Council Tax Band: 'D' £2616.22 for 2026/27

EPC Rating: 'C'

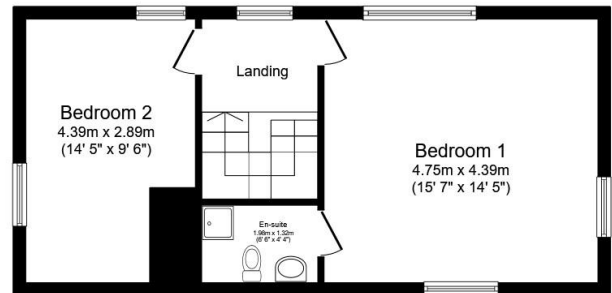
Long Term Flood Risk: Very Low





Ground Floor

Floor area 88.8 sq.m. (955 sq.ft.)



First Floor

Floor area 43.7 sq.m. (470 sq.ft.)

Total floor area: 132.5 sq.m. (1,426 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		81 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.

S712 Ravensworth 0191 917 9331