

# SAMPLE MILLS & Co.

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Avenue Road  
Kingskerswell

Price **£195,000**

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ABOUT THE PROPERTY:

A spacious 3 Bedroom Attached Bungalow occupying a level location in the popular area of Kingskerwell. The property is ideal for a family or the semi retired.

The property offers spacious family accommodation with Entrance Hall, Lounge, separate Diner, Kitchen, 3 double Bedrooms and a Family Bathroom.

The gardens are level to the front and to the rear and there is a benefit of a Garage and off road parking. Further features include gas central heating and double glazing.

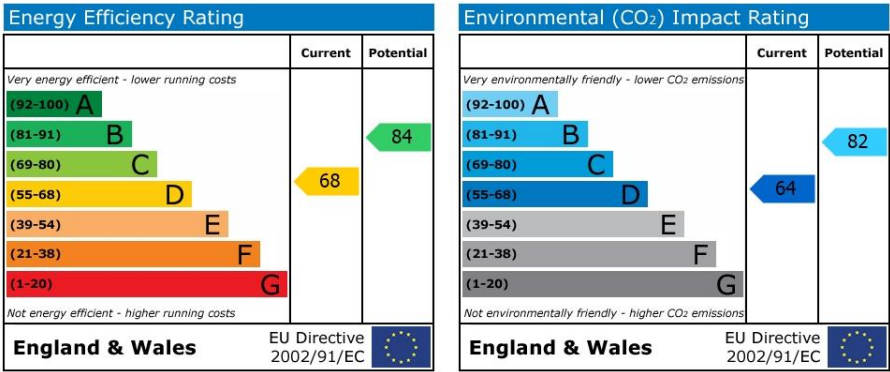
The property is very well situated for the new A380 Link Road for easy commuting access to Exeter and Torbay. Viewing of the property is highly recommended.

Directions

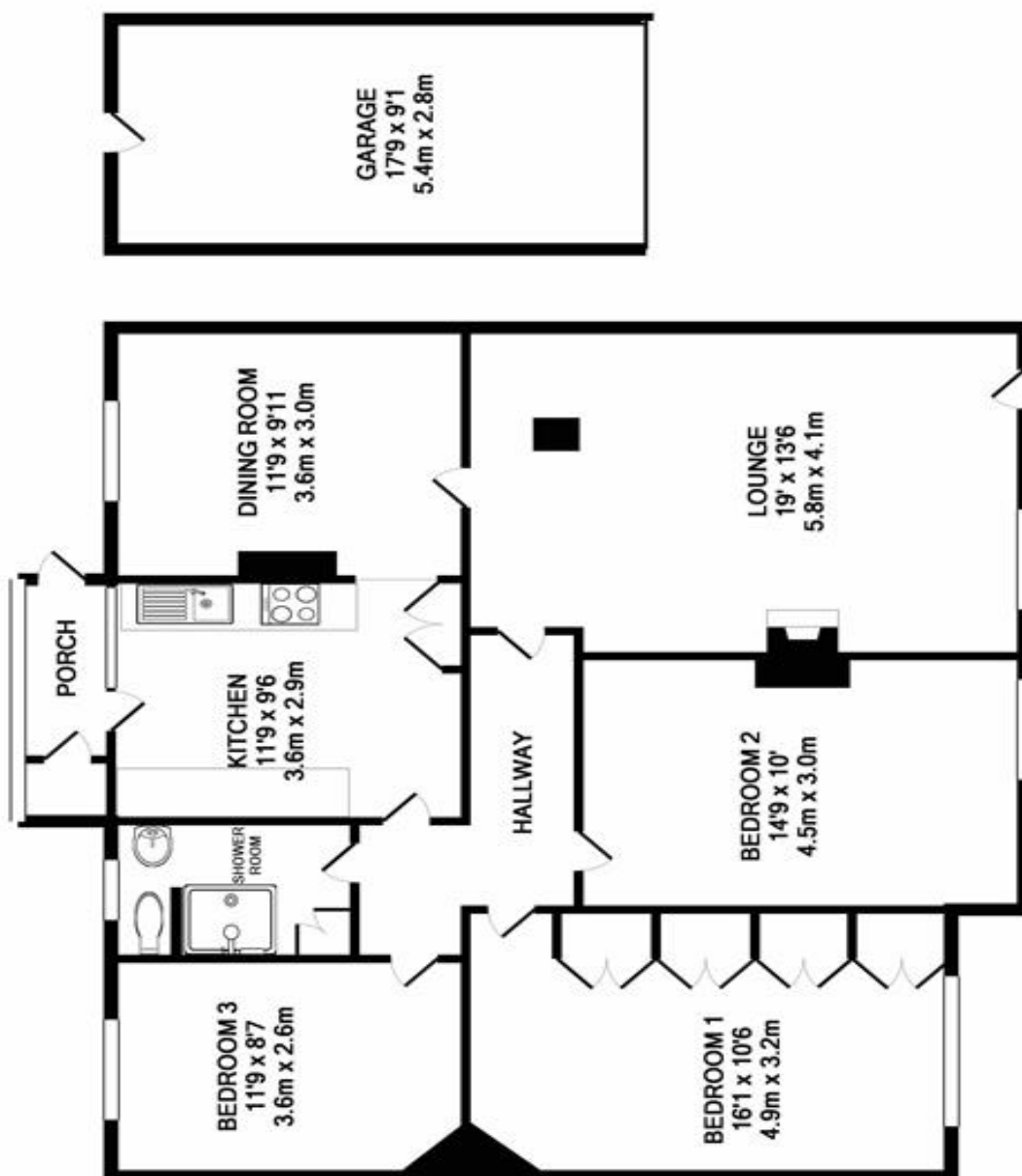
From our Newton Abbot office head west on Market St towards Highweek St. Market St turns slightly right and becomes Highweek St. Turn left onto A382. Slight left onto Wolborough St/A381. Continue to follow A381. Turn right onto Station Rd/A381. Continue to follow A381. At the roundabout, take the 3rd exit onto the Torquay Rd/A380 slip road. Merge onto Torquay Rd/A380. Take the exit towards Torquay Rd. At the roundabout, take the 1st exit onto Torquay Rd. Turn right onto Cole's Ln. Turn left onto Woodland Ave. Destination will be on the left.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







TOTAL APPROX. FLOOR AREA 1161 SQ.FT. (107.9 SQ.M.)

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. 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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