

# SAMPLE MILLS & Co.

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Brookedor  
Kingskerswell  
Newton Abbot

Price **£205,000**

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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ABOUT THE PROPERTY:

An attractive end terraced cottage having been much improved by its present owners, situated in the heart of the ever popular village of Kingskerswell, close to primary school, health centre, pubs, Kerswell Downs and bus routes, together with the new Link Road serving Torbay, Newton Abbot and Exeter.

The property comprises an entrance conservatory opening through to a sitting room with fireplace and exposed beam over, opening through to a fitted kitchen with granite worktop surfaces. From the kitchen, a staircase rises to the first floor where there are 2 bedrooms, one with fireplace, and a 4 piece bathroom suite. From the second bedroom a staircase rises to an attic room where there are 2 Velux windows and eaves storage.

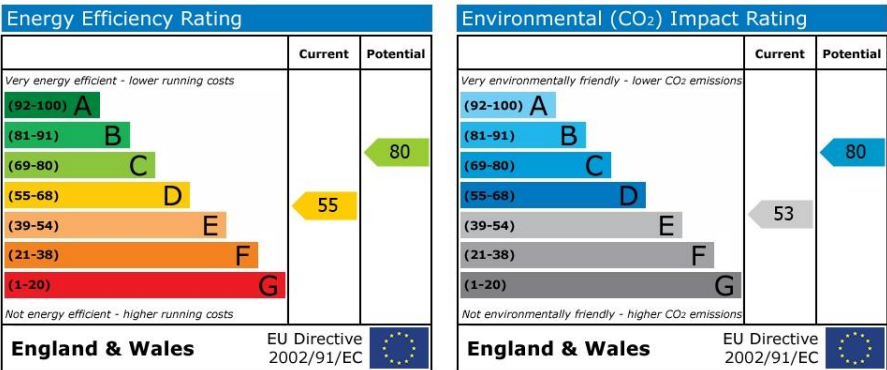
The property also has gas central heating, uPVC double glazing, gardens front and rear with outbuildings, bags of charm and character, a piggery ideal for storage nearby and off road parking.

Directions

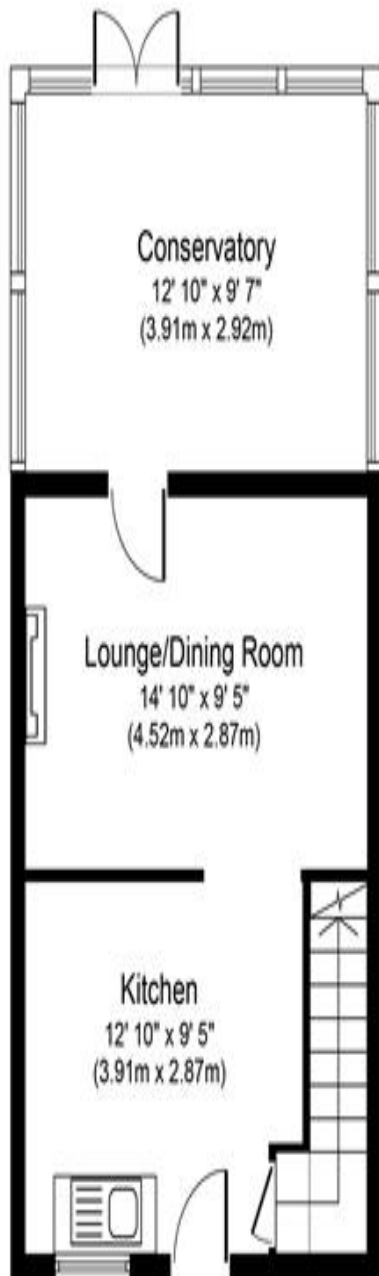
From our Newton Abbot office take Highweek St to A382. Head west on Market St towards Highweek St. Market St turns slightly right and becomes Highweek St. Take A381 to Church Rd. Turn left onto A382. Slight left onto Wolborough St/A381. Continue to follow A381. Follow Church Rd and Decoy Rd to Kingskerswell Rd. Turn right onto Church Rd. Turn left to stay on Church Rd. Turn right onto Coach Rd. Turn left onto Decoy Rd. Continue on Kingskerswell Rd to Kingskerswell. At the roundabout, take the 3rd exit onto Kingskerswell Rd. At the roundabout, take the 4th exit onto Old Newton Rd. Continue on Church End Rd. Take Dobbin Arch to Brookedor Gardens. Continue straight onto Church End Rd. Turn left onto Dobbin Arch. Turn left onto School Rd. Destination will be on the left.

Disclaimer

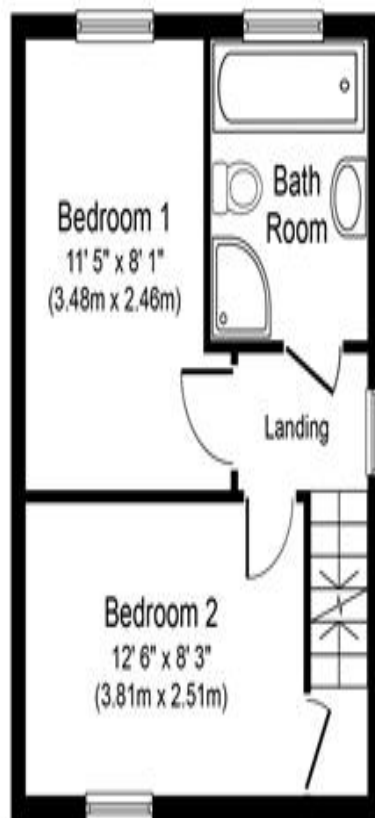
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers 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.



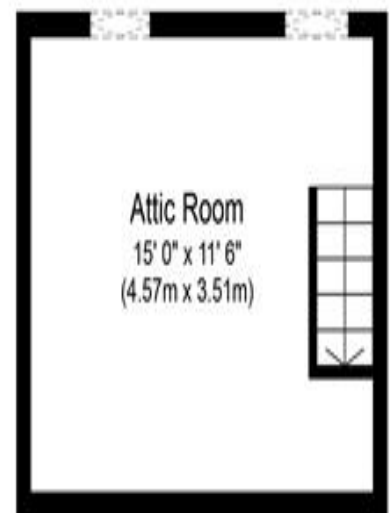




**Ground Floor**  
**Approximate Floor Area**  
**452 sq. ft.**  
**(42.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**295 sq. ft.**  
**(27.4 sq. m.)**



**Attic**  
**Approximate Floor Area**  
**177 sq. ft.**  
**(16.4 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 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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