

**SAMPLE
MILLS**



**Richmond Hill
Kingskerswell
Newton Abbot
Devon**

£240,000
FREEHOLD





**Richmond Hill, Kingskerswell,
Newton Abbot, Devon**

£240,000 freehold

Situated in this cul-de-sac located off the road, is this Semi-Detached home situated in the popular village of Kingskerswell close to the primary school, shops, Church and the bus routes serving both Torbay and Newton Abbot with its further range of facilities and local amenities.

The full accommodation comprises an entrance hall, open plan lounge/dining room, fitted kitchen and sun lounge to the rear. From the entrance hall, stairs rise to the first floor where there are 3 bedrooms and a 4 piece bathroom suite.

The property also has gas central heating, uPVC double glazing, gardens to the front and rear, off road parking and a garage in a block.

From the principle rooms, far reaching views over towards Wolborough Hill and Dartmoor can be enjoyed.



uPVC part double glazed door with side screen opening through to:

Entrance Hall

Single panelled radiator. Telephone point. Understairs storage cupboard housing boiler (fitted 2019) serving hot water and central heating system. Staircase rising to first floor. Coving to ceiling. Door opening through to:

Lounge

Wood burner set within feature fireplace on hearth with exposed Oak beam over. TV point. Laminate flooring. uPVC double glazed sliding patio doors providing access back to the front garden. Coving to ceiling. Archway through to:

Dining Area

Single panelled radiator. Laminate flooring. Inset spotlights. Coving to ceiling. Double glazed sliding patio doors.

Kitchen

Inset mono block single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Integrated fridge and freezer. Built-in 4 ring electric hob with extractor above. Built-in electric oven. Plumbing for washing machine. Partly tiled walls. Inset spotlights. uPVC double glazed window to side. Coving to ceiling. Glazed door through to:

Rear Sun Lounge

Double panelled radiator. uPVC double glazed with sliding doors providing access to the rear garden.

First Floor Landing

Inset spotlights. uPVC double glazed window to side enjoying distant countryside views.

Bedroom 1

Mirror fronted built-in wardrobe. Double panelled radiator. uPVC double glazed window to the front enjoying far reaching views over towards Wolborough Hill and Dartmoor beyond.

Bedroom 2

Single panelled radiator. Hatch to roof space. uPVC double glazed window overlooking the rear garden and enjoying distant countryside views.

Bedroom 3

Single panelled radiator. Built-in shelved cupboard. uPVC double glazed window enjoying similar views to bedroom 1.

Bathroom and WC

Four piece suite comprising panelled bath with handrails, tiled shower cubicle with fitted shower, pedestal wash-hand basin, low level WC. Vanity mirror with lighting. Fully tiled walls. Inset spotlights. Extractor fan. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property, is an area laid to patio and a garden laid to lawn with borders stocked with bushes and plants. There is also an area running to one side again stocked with mature bushes, plants and flowering shrubs. There is a pathway approach and there is a further area laid to patio. There is a courtesy gate which provides access to a side area where there is a garden shed and drying area, again laid to patio and gravel.

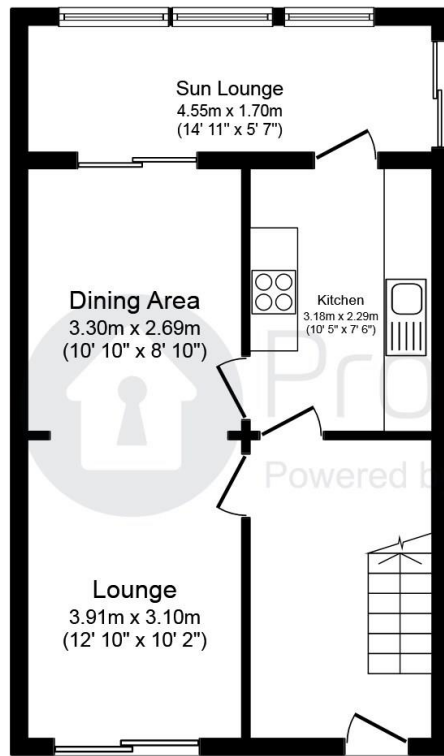
To the rear of the property, there is a further patio area with two lawned gardens, a garden shed, outside tap, outside lighting and a rear gate providing access to off road parking for two cars. In addition, there is a garage in a block nearby.

AGENTS NOTE

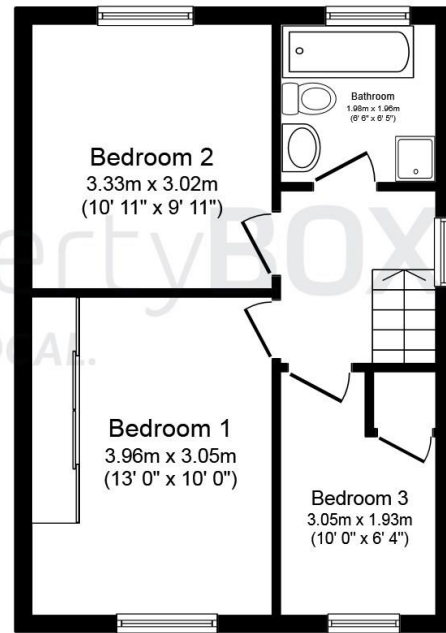
Council Tax Band: 'C' £1736.97 for 2020/21

EPC Rating: 'D'





Ground Floor



First Floor

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

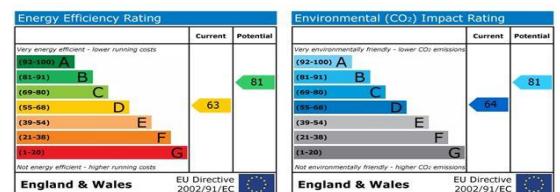
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.