

**SAMPLE
MILLS**



**Greenhill Road
Kingskerswell
Newton Abbot
Devon**

£315,000
FREEHOLD





Greenhill Road, Kingskerswell, Newton Abbot,
Devon

£315,000 freehold

Built in the 1930s, this spacious Detached 3 bedroom brick and render built Cottage is situated just of the Village centre in a semi-rural location of Kingskerswell. The property provides easy access for all local facilities to include shops, schools, doctors, the link roads serving Torbay and Exeter, and bus route into Newton Abbot town centre with its further range of amenities including the main rail link to London Paddington.

The property occupies a larger than average size plot with good off road parking to the front.

Internally, the accommodation comprises entrance porch, entrance hallway, kitchen, large lounge, downstairs shower room, utility room and rear porch. On the first floor there are 3 double bedrooms plus a family bathroom.

Further benefits include gas central heating, double glazing, lawned gardens to the front and large carport, and lawned rear garden with storage area.



Storm Porch

Wooden door to:

Entrance Hallway

Single panelled radiator. Picture rail. Understairs storage. Door through to:

Kitchen – 10'8" x 8'4" (3.25m x 2.55m)

Incorporates a range of fitted base units with worktop surface areas. Space for Rangemaster cooker with extractor fan over. Stainless steel drainer with mixer tap. Double glazed window to side and one to the front. Double panelled radiator. Coving to ceiling. Space for large fridge/freezer. Wooden flooring. Door through to:

Lounge – 17'5" x 16'2" (5.31m x 4.93m)

Picture rail. Recessed bay box window to side. Shelving. Double glazed door to side. Feature fireplace with surround and mantle over, insert with wood burner. Wooden panelling to walls. Built-in double storage cupboards. Double panelled radiator. TV point. Access onto:

Downstairs Shower Room – 8'4" x 5'1" (2.55m x 1.55m)

Shower cubicle. Low level WC. Wash-hand basin. Radiator. Extractor fan. Double glazed window to side. Partly tiled walls. Door through to:

Utility Room – 10'10" x 8'6" (3.30m x 2.59m)

Stainless steel drainer. Worktop. Plumbing for washing machine. Dual aspect double glazed windows to the rear. Wall mounted boiler. Cupboard housing the electric meter and consumer box. Door to:

Rear Porch

Double glazed door and window with access onto the rear garden.

Staircase to First Floor Landing

Wooden balustrade. Double glazed window to the side. Smoke detector. Thermostat control for central heating. Doors off to:

Bedroom 1 – 16'2" x 10'5" (4.93m x 3.18m)

Double glazed window overlooking the rear. Double panelled radiator. Access to loft area. Recessed area with built-in airing cupboard and shelving. Ceiling fan.

Bathroom – 6'7" x 5'9" (2.01m x 1.75m)

Comprising 3 pieced suite in Primrose yellow. Low level WC. Wash-hand basin. Panelled bath. Obscure glazed window. Fixed mirror. Single panelled radiator.

Bedroom 2 – 16'1" x 8'3" (4.90m x 2.51m)

Double glazed window to the front. Double glazed tilt and turn window to the side. Views over the surrounding area. Single panelled radiator. Picture rail.

Bedroom 3 – 11'7" x 7'6" (3.53m x 2.29m)

Double glazed window to the front and to the side. Single panelled radiator. Picture rail. Views over the surrounding area.

OUTSIDE

To the front of the property, wrought iron gate. Tarmacked hard-standing. Parking for several cars with a patio area. Carport that could be converted into a double garage and extension. Fence surround and storage shed.

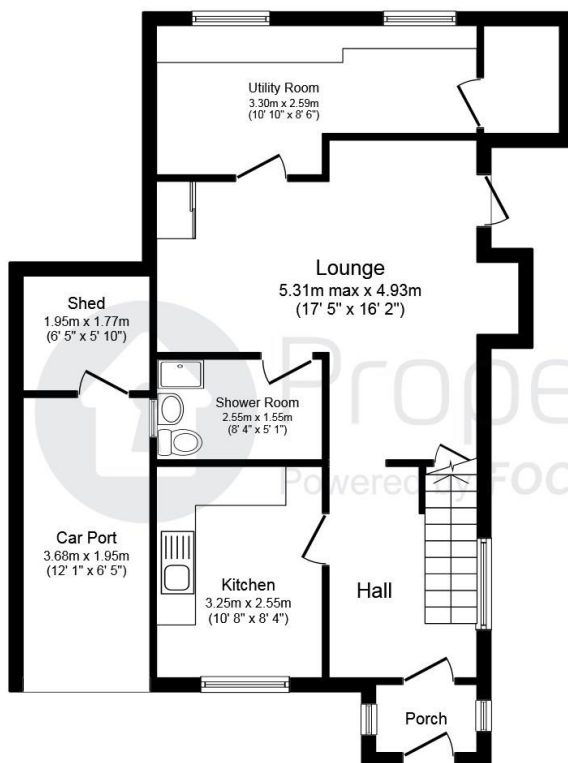
To the rear, is a courtyard paved area with lawned garden, stone path, fenced surround, access back into the rear porch.

AGENTS NOTE

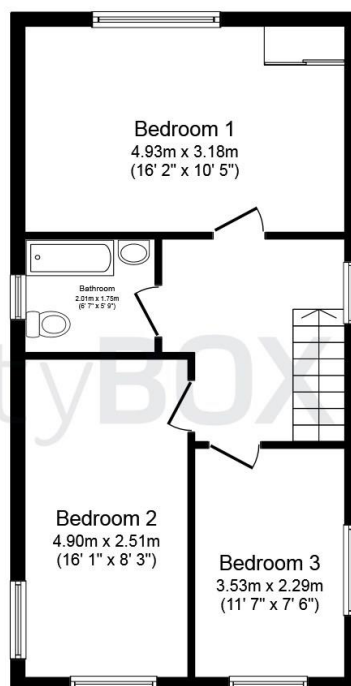
Council Tax Band: 'D' £1954.09 for 2020/21

EPC Rating: 'D'





Ground Floor



First Floor

Total floor area 107.0 sq. m. (1,152 sq. ft.) approx

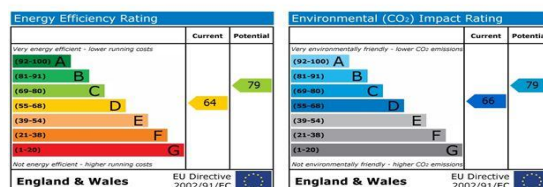
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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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.