

SAMPLE MILLS & Co.

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Barnhill Road
Kingskerswell
Newton Abbot

Price **£275,000**

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ABOUT THE PROPERTY:

A Detached Dormer Bungalow situated in the heart of the village, providing easy access for all local facilities and within walking distance of shops and primary school.

On entering the property, it has a spacious entrance hallway with door off to a large open planned lounge/diner. The property has bay box windows to the front and to the rear, the rear has excellent views over the surrounding area of Kingskerswell and over. The property has a spacious kitchen, which is well fitted with a good range of fitted base units and again, built-in box bay window with views over. Access onto the rear utility area with access into the garden. There is a staircase that leads to the lower ground floor and separate bedroom on the ground floor that looks over the front. The lower ground floor comprises of a large master bedroom with double glazed patio doors onto the rear garden and also a 4 piece bathroom suite on the lower ground floor, whilst on the first floor there is a staircase off the hallway that leads to 2 further bedrooms, 1 a dormer and 1 with Velux, again with open views over the surrounding area. The property has good off road parking to the front, which is walled, and has a paved courtyard garden with steps down to a garage with useful storage area and rear garden comprising of a good range of borders, shrubs and flowering plants with fence surround, lawned area and enjoys a south westerly aspect over the surrounding area.

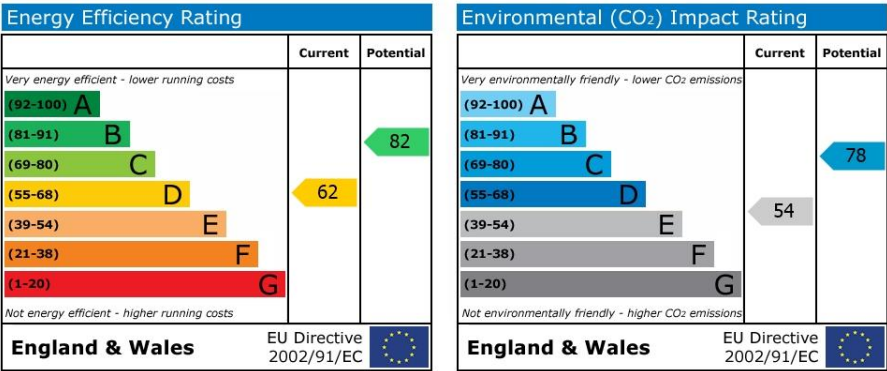
Viewing of this property is highly recommended.

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, Torquay Rd/A380 and Newton Rd to Barnhill Rd in Kingskerswell. 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 A380 slip road to Torquay/K'erswell. Merge onto Torquay Rd/A380. Take the exit towards Torquay Rd. At the roundabout, take the 1st exit onto Torquay Rd. Continue onto Newton Rd. Turn right onto Barnhill Rd. Destination will be on the left.

Disclaimer

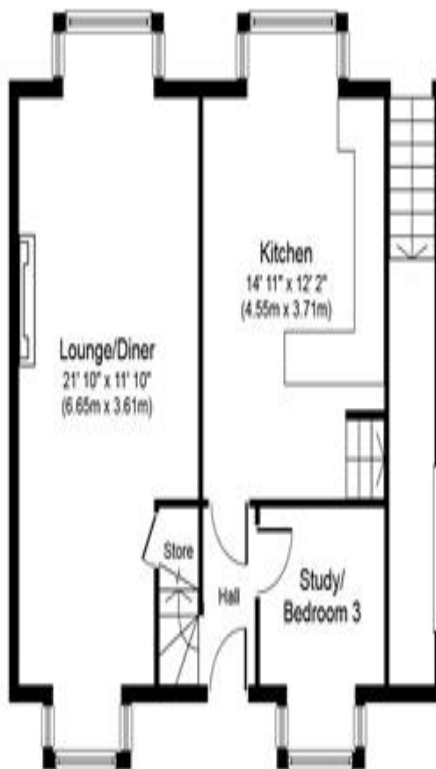
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers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



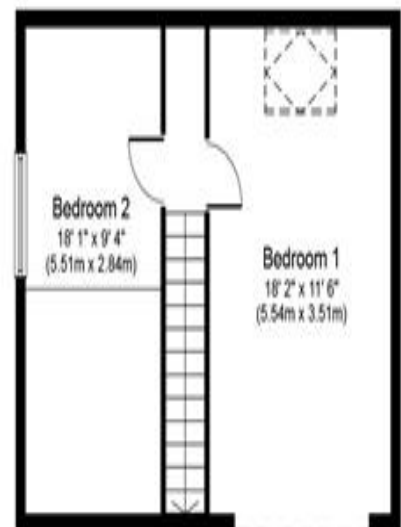




Lower Ground Floor
Approximate Floor Area
332 sq. ft.
(30.8 sq. m.)



Ground Floor
Approximate Floor Area
651 sq. ft.
(60.5 sq. m.)



First Floor
Approximate Floor Area
436 sq. ft.
(40.5 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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