



Broadgate Road, Kingskerswell, Newton Abbot, Devon
£265,000 Freehold



SAMPLE MILLS & Co.



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Occupying a cul-de-sac position is this 3 bedroom Semi Detached house situated in the heart of Kingskerswell. The property is close to the Primary School, Health Centre, Pubs, Play Parks and local shops, as well as the bus service to Newton Abbot and Torbay. There are also easy road links via the A380 and mainline rail links from Newton Abbot railway station.

The accommodation internally comprises entrance hall, sitting room, separate dining room, kitchen, conservatory and downstairs cloakroom. On the first floor there are 3 bedrooms and bathroom with fitted shower.

The property also has the benefit of gas central heating, uPVC double glazing, good sized gardens to the front and rear, a utility room, a garage, plus off road parking.

An internal viewing is highly recommended to appreciate the spacious living accommodation and generous sized gardens.



Part glazed door and stained patterned glazed side screens opening into:

Entrance Hall

Radiator. Coat rails. Staircase rising to the first floor. Picture rail. Under stairs storage cupboard. Door to:-

Cloakroom

Low level WC. Wall mounted wash hand basin with tiled splash back.

Sitting Room

Wood burner set in feature marble fireplace wooden edge hearth and mantel surround. uPVC double glazed bay window to front aspect. Radiator. Picture rail.

Dining Room

Wood burner set in feature fireplace with exposed beam on slate hearth with wooden surround. Radiator. Dado rail. Picture rail. Double doors opening onto Conservatory. Archway through to:-

Kitchen

Inset Belfast style sink unit with mixer tap. Fitted base units. Worktop surface areas. Gas cooker point. Fitted shelving. Extractor hood above cooker point. uPVC double glazed window. Part tiled walls. Double panelled radiator. Wooden floor.

Conservatory

Tiled floor. Radiator. Sliding door to the rear garden with a further door providing access to outside.

First Floor Landing

uPVC double glazed window to side aspect. Radiator.

Bedroom 1

uPVC double glazed bay window to front aspect. Radiator. Inset spotlights. Picture rail.

Bedroom 2

uPVC double glazed window overlooking the rear garden and enjoying distant views. Radiator.

Bedroom 3

uPVC double glazed window to front aspect. Radiator.

Bathroom

Inset bath with fitted shower, tiled surround. Inset wash-hand basin with cupboard space below and splash backs. Low level WC. Heated towel rail. uPVC obscure double glazed window.

OUTSIDE

To the front of the property is a garden laid to lawn with borders incorporating plants and shrubbery. Slabbed paving steps set in gravel area to the front door. Side access to the rear. The rear garden is laid to patio and two garden areas laid to lawn. Plants and shrubbery beds. In addition, there is an enclosed area which is laid to a vegetable patch. Further steps provide access to the bottom of the garden where there is a further area laid to lawn and patio, an ideal barbeque area and is also covered. Workbench. The garden backs onto a stream. In addition, there is a greenhouse. Outside light and tap. Door into:-

Utility Room

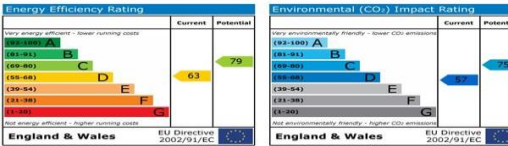
Plumbing for washing machine. Inset sink unit. Recess for further appliance. Additional storage cupboard. Tiled floor. uPVC double glazed window. Courtesy door through to:-

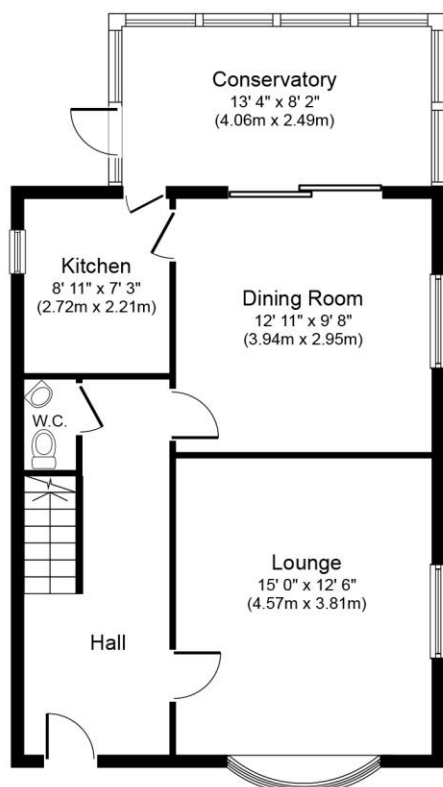
Garage

Light and power. Up and over door. Off road parking.

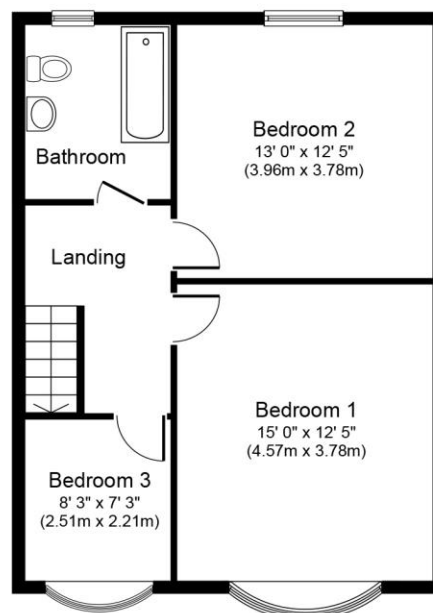
Council Tax: Band C - £1,671.24 (01/04/19 to 31/03/20)

DIRECTIONS:- From our Newton Abbot office continue towards the Penn Inn roundabout taking the exit towards Torquay. Take the first exit to Kingskerswell. Continue into the village and at the traffic lights (by The Sloop Public House), turn right into Barnhill Road, then right into Broadgate Road.





Ground Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)



First Floor
Approximate Floor Area
592 sq. ft.
(55.0 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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The UK's number one property website

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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.

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