

**SAMPLE
MILLS**



**Coles Lane
Kingskerswell
Newton Abbot
Devon**

£290,000
FREEHOLD





Coles Lane, Kingskerswell, Newton Abbot, Devon

£290,000 freehold

A Semi Detached extended Bungalow situated on the edge of the popular village of Kingskerswell.

The village has an array of local facilities including a Primary School, shops, Doctors Surgery, Public Houses and countryside walks, together with a regular bus route serving both Newton Abbot and Torbay, and the Link Road to/from Exeter being close at hand.

The full accommodation comprises an entrance hall, sitting room, kitchen, conservatory, 2 bedrooms and bathroom/WC. From the sitting room, a staircase provides access to an attic room.

The property also has the benefit of gas central heating, uPVC double glazing, an enclosed decked area leading out from the conservatory, plus gardens to front and rear, a garage and off-road parking.



uPVC part double glazed door opening through to

Entrance Hall

Single panelled radiator. Wooden flooring. Inset spotlights. Picture rail. Central heating thermostat. Door through

Sitting Room

Coal effect living flame fitted gas fire set within tiled fireplace and hearth. TV point. Double panelled radiator. uPVC double glazed window to front aspect enjoying distant countryside views. Picture rail. Staircase rising to Attic Room.

Kitchen

An improved kitchen comprising inset circular stainless-steel sink unit, range of fitted matching wall and base units with granite worktop surface areas. Gas cooker point with extractor hood above. Plumbing for dishwasher. Heated towel rail. Tiled floor. Digital timer control box for hot water and central heating system. Coving to ceiling. Spotlight points. Part tiled walls. Opening through to Conservatory.

Bedroom 1

uPVC double glazed window overlooking the front enjoying distant countryside views. Single panelled radiator. Picture rail.

Bedroom 2

uPVC double glazed window overlooking the rear garden. Single panelled radiator. Picture rail.

Bathroom and WC

Panelled bath with fitted shower. Inset wash hand basin with cupboard space below. Low level WC. Part tiled walls. Heated towel rail. Obscure uPVC double glazed window. Tiled floor.

Conservatory

Double glazed. Tiled floor. Double panelled radiator. Double opening double glazed doors opening through to covered area.

From the Sitting Room, a staircase provides access to

Attic Room

Radiator. 2 double glazed Velux windows. Eaves storage. TV point. From the front aspect, far reaching views over the surrounding area as well as Wolborough Hill, Dartmoor and beyond.

Outside

To the front of the property is a raised area stocked with trees, plants and shrubbery. There is outside lighting.

To the rear of the property there is an enclosed area which has been laid to timber decking which leads out from the Conservatory, with power and lighting, and is an ideal area for entertaining. This area opens onto a garden which is predominantly laid to lawn with surrounding areas stocked with trees, plants and shrubbery. Garden shed. There is also a raised area laid to timber decking where there is also a Summerhouse. Greenhouse. Wood store. In addition, there is a garden pond. Courtesy access door to garage.

Garage

Metal up and over door. Houses the gas combination boiler. Plumbing for washing machine. Inset sink unit. Power and light. Overhead storage.

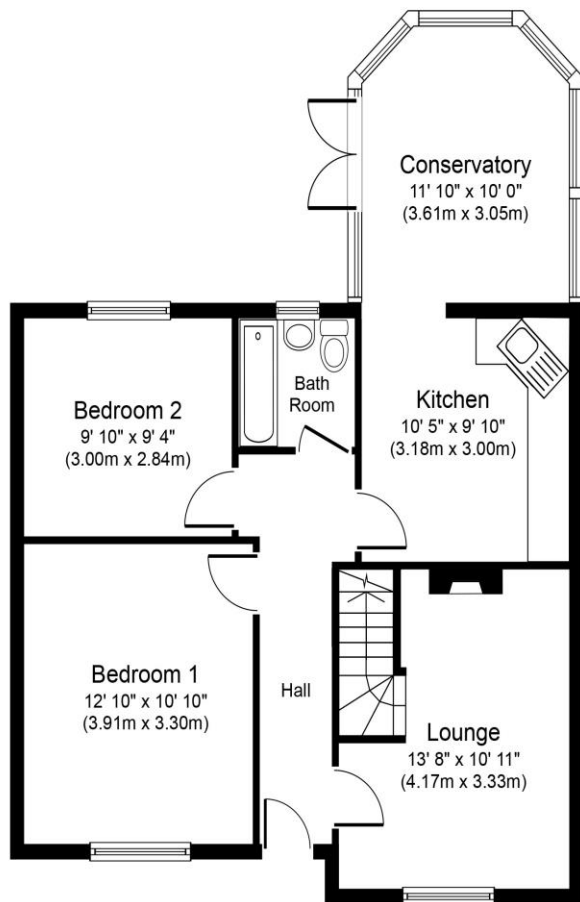
There is also off-road parking to the front.

Agents Note

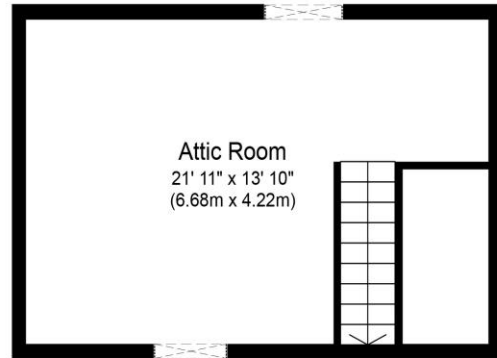
Council Tax Band C = £1671.24 for 2019/2020.

EPC Rating 'E'





Ground Floor
Approximate Floor Area
719 sq. ft.
(66.8 sq. m.)



Attic
Approximate Floor Area
305 sq. ft.
(28.3 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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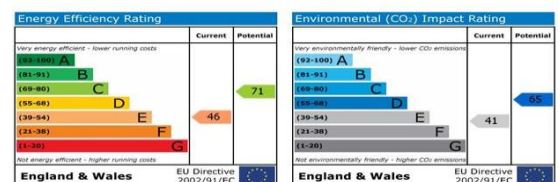
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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