

**SAMPLE
MILLS**



**Fairfield Road
Kingskerswell
Newton Abbot
Devon**

£325,000
FREEHOLD





Fairfield Road, Kingskerswell,
Newton Abbot, Devon

£325,000 freehold

Spacious 4 bedroom Dormer Bungalow situated at the end of a cul de sac occupying a level location in the heart of Kingskerswell, situated closely to the A380, A381 and M5, all local facilities, shops, schools, etc.

The property occupies a larger than average size plot with ample off road parking, separate single garage with gardens to the front, rear and side all fairly level, lawned with patio areas and fence surround with a good range of borders, plants and shrubbery. The property has ample opportunity to be extended further, subject to planning or normal consent, a double garage built or more parking facility made on it. This could ideally be a property that could suit 2 families.



uPVC double glazed door to:

Entrance Sun Lounge Porch – 17'3" x 3'4" (5.26m x 1.02m)

Double glazed windows to the front and side. Wooden flooring. Glazed door through to:

Entrance Hallway

Single panelled radiator. Smoke detector. Thermostat control for central heating. Under stairs storage cupboard with consumer box and electric meter. Door through to:

Lounge 2– 13'8" x 12'9" (4.17m x 3.89m)

Double glazed doors and windows to the sun lounge. Dual aspect windows. Feature fireplace with surround, insert and hearth. Picture rail. Double panelled radiator.

Bedroom 1 – 13'9" x 11'0" (4.19m x 3.35m)

Dual aspect double glazed windows looking over the front and side with excellent views over the surrounding area. Double panelled radiator. Picture rail. Coving to ceiling.

Bedroom 3 – 10'10" x 10'5" (3.30m x 3.18m)

Double glazed windows to the side. Picture rail. Radiator.

Bathroom – 11'9" x 9'3" (3.58m x 2.82m)

Comprising 4 piece suite. Spacious bathroom with walk-in 1700 shower, sliding door, tiled walls with fitted chrome shower. Panelled bath. Low level WC. Ladder radiator. Obscure glazed window. Airing cupboard with tank and shelving. Storage cupboards below and over. Engineered Oak flooring. Door through to:

Lounge/Dining Area/Kitchen

Kitchen/Diner – 11'4" x 8'7" (3.45m x 2.62m)

Spacious open planned area which has a kitchen area with range of fitted base units with worktop surface areas. Range of wall mounted cupboards. Stainless steel drainer 1½ with tap over. 4 Ring gas hob. Built-in single stainless steel oven. Stainless steel canopy over. Plumbing for dishwasher. Engineered Oak flooring.

Lounge – 20'6" x 11'11" (6.25m x 3.63m)

Double panelled radiators x 2. TV point. Concealed lighting. Double glazed patio doors onto the side. Double glazed windows to the rear. Door through to:

Bedroom 2 – 11'10" x 9'10" (3.61m x 3.00m)

Double glazed window to the side. Single panelled radiator. Coving to ceiling. Connecting door through to:

Utility Area

This could be made into an en suite if required. Currently laid out as a utility. Plumbing for automatic washing machine. Space for tumble dryer.

Staircase off the hallway to the Landing

Balustrade. Double glazed window. Under eaves storage with light and power, and boarded out. Door off to:

Bedroom 4 – 10'5" x 10'0" (3.18m x 3.05m)

Irregular shaped room with built-in wardrobes. Boxed double glazed window looking over the rear, views over. Laminated flooring. Door through to:

En suite

Shower cubicle. Low level WC. Wash-hand basin. uPVC double glazed window with views over. Circular mirror with shaver light.

OUTSIDE

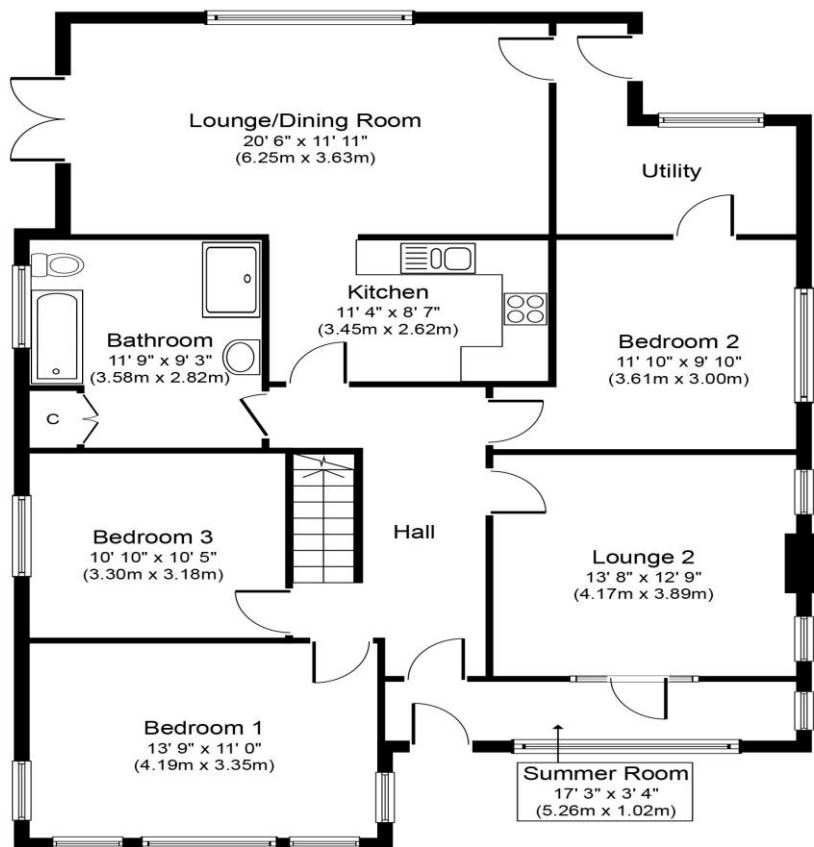
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AGENTS NOTE

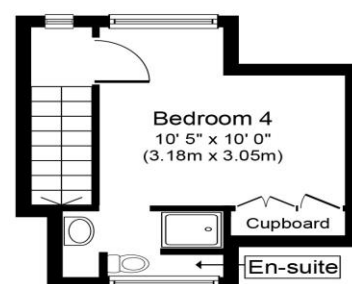
Council Tax Band: E – £2297.96 per annum

EPC Rating: 'E'





Ground Floor
Approximate Floor Area
1,336 sq. ft.
(124.1 sq. m.)



First Floor
Approximate Floor Area
157 sq. ft.
(14.6 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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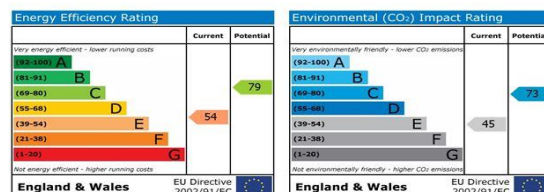
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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