



**SAMPLE
MILLS**

**Boundary Close
Kingskerswell
Newton Abbot
Devon**

£275,000
FREEHOLD





Boundary Close, Kingskerswell,
Newton Abbot, Devon

£275,000 freehold

A Detached Bungalow situated in the popular village of Kingskerswell close to all amenities to include 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, lounge, 2 bedrooms, kitchen/breakfast room, conservatory/reception, and shower room.

The property also has the benefit of gas central heating, uPVC double glazing, larger than average sized gardens, a detached garage and off road parking.

The property is being sold with **NO CHAIN**.



uPVC double glazed door with a matching side screen opening through to:

Entrance Hall

Built-in shelved airing cupboard housing tank with electric immersion switch and digital timer control box. Telephone point. Central heating thermostat. Hatch to roof space. Security alarm control panel. Wall light points. Coving to ceiling. Ornamental recess for shelving. Radiator.

Lounge

Coal effect living flame fitted gas fire set within fireplace on tiled hearth with wooden surround and mantle over. TV point. Single panelled radiator. uPVC double glazed window to front aspect. Coving to ceiling. Sliding patio doors through to Conservatory.

Kitchen/Breakfast Room

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Breakfast bar. Gas cooker/electric cooker point. Extractor fan. Serving hatch through to the lounge. uPVC double glazed window to two aspects overlooking the front and side. Radiator. Integrated fridge.

Conservatory/Reception

Tiled floor. Radiator. uPVC double glazed window overlooking the front. Wall light points. Door providing access to the rear garden.

Bedroom 1

Single panelled radiator. uPVC double glazed window looking over the rear.

Bedroom 2

Built-in wardrobe. uPVC double glazed window overlooking the rear. Single panelled radiator.

Shower Room

Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level WC. Partly tiled walls. Obscure uPVC double glazed window. Extractor fan. Radiator. Electric wall heater.

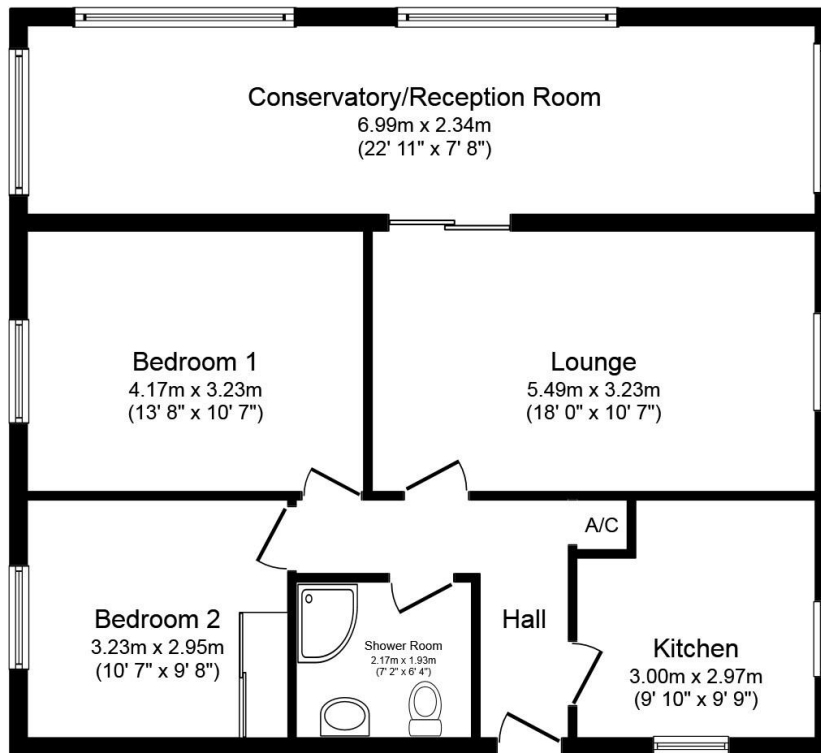
OUTSIDE

To the front of the property, is a garden predominantly laid to lawn with borders stocked with bushes, flowers and plants. There is also an area to the side which is laid to gravel where there is a mature tree providing seclusion and privacy. There is access from the side leading to the rear where there is an area predominately laid to patio onto an extensive garden, again mainly laid to lawn stocked with a host of mature fruit trees, bushes, plants and shrubs. At the top of the garden there is a vegetable patch and also two aluminum greenhouses and outside shed (needs replacing) and in addition, there is a detached garage plus ample parking.

AGENTS NOTE

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





Floor Plan

Total floor area 86.0 sq. m. (926 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.

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