

**SAMPLE
MILLS**



**Fore Street
Kingskerswell
Newton Abbot
Devon**

£225,000
FREEHOLD





**Fore Street, Kingskerswell, Newton
Abbot, Devon**

£225,000 freehold

An End of Terrace family home situated in the heart of the popular village of Kingskerswell close to all local amenities including links road to Torbay and Exeter, and bus route into Newton Abbot town centre with its further range of facilities and amenities to include the main rail link to London Paddington.

The accommodation, which is spread over 3 floors, comprises entrance porch, entrance hall, lounge with open fireplace, separate dining room and a spacious modern kitchen on the ground floor. The lower ground floor comprises utility room, WC and access on to the rear. The first floor comprises 3 bedrooms, the master having built-in wardrobes, a family bathroom and separate WC.

Further features include gas central heating, double glazing throughout and front and rear gardens. There is plenty of parking in the communal car park opposite.

Viewing is highly recommended for those seeking a character cottage in the centre of the ever popular village of Kingskerswell.



GROUND FLOOR

Part double glazed door opening through to:

Entrance Porch

uPVC double glazed. Part glazed door opening through to:

Entrance Hall

Cabinet housing radiator. Understairs storage cupboard. Laminate flooring. Staircase rising to first floor. Door through to:

Lounge – 12'6" x 11'0" (3.8m x 3.4m)

Open fireplace with mantle surround on hearth. Stripped flooring. Radiator. uPVC double glazed bay window to front. TV point.

Dining Room – 12'0" x 10'7" (3.7m x 3.2m)

Feature fireplace on hearth with cupboard space to side. Laminate flooring. Radiator. uPVC double glazed window to side.

Kitchen – 16'8" x 8'6" (5.1m x 2.6m)

Inset 1½ bowl stainless steel single drainer sink unit with mixer tap. Fitted matching wall and base units with Oak worktop surface areas. Gas cooker point. Integrated dishwasher. Space for fridge/freezer. Radiator. uPVC double glazed window to two aspects overlooking the side and rear. Door providing access to the lower ground floor. Laminate flooring. Partly tiled walls. Spotlight points. Cupboard housing gas boiler for hot water and central heating system. Opening through to:

Rear Porch

uPVC half double glazed door to outside.

From the kitchen stairs lead down to:

LOWER GROUND FLOOR

Utility Room – 20'6" x 7'7" (6.3m x 2.3m)

Plumbing for washing machine. Recess for further appliance. Door providing access to the rear.

WC – 7'7" x 3'2" (2.3m x 1.0m)

Low level WC.

FIRST FLOOR LANDING

Hatch to the roof space.

Bedroom 1 – 12'8" x 11'1" (3.9m x 3.4m)

Built-in wardrobes. uPVC double glazed windows to two aspects overlooking the front and side. Radiator. Picture rail.

Bedroom 2 – 12'2" x 10'2" (3.7m x 3.1m)

Feature fireplace. Radiator. uPVC double glazed window to side.

Bedroom 3 – 9'4" x 8'6" (2.9m x 2.6m)

Radiator. uPVC double glazed window looking over the rear enjoying distant views over towards the park.

Bathroom – 7'1" x 6'7" (2.2m x 2.0m)

Panelled bath with fitted shower. Pedestal wash-hand basin. Heated towel rail. Fully tiled walls. Obscure uPVC double glazed window. Built-in shelved cupboard.

Separate WC

Low flush suite. Wall mounted wash-hand basin. Partly tiled walls. uPVC double glazed window.

OUTSIDE

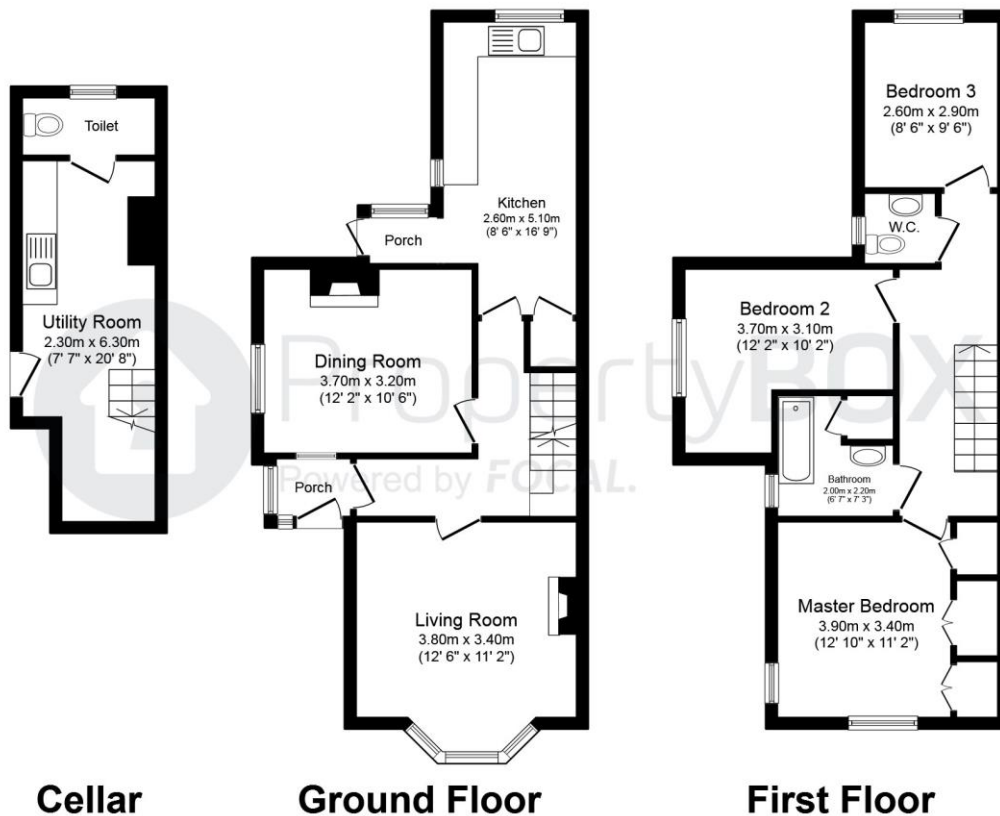
To the front of the property, there is an enclosed area stocked with various bushes and plants. A side gate provides access to the rear where there is an area which has predominately laid to patio again with various bushes and plants. There is also a garden shed.

AGENTS NOTE

Council Tax Band: 'C' £1736.97 for 2020/21

EPC Rating 'E'





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

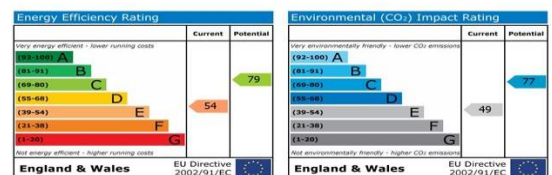


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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