

**SAMPLE
MILLS**



**Weavers Way
Kingskerswell
Newton Abbot
Devon**

£320,000
FREEHOLD





**Weavers Way, Kingskerswell,
Newton Abbot, Devon**

£320,000 freehold

A Detached 3 bedroom Bungalow offered for sale in excellent decorative order throughout and occupies a level location, situated just off the village centre of Kingskerswell, providing easy access for all local facilities.

The accommodation internally comprises entrance porch, hallway, lounge, kitchen/dining room, 2 bedrooms and 4 piece bathroom suite. Upstairs, there is a further bedroom which has good views over the surrounding area.

The property has off road parking to the front and a garage to the rear with side access onto the rear garden.

Viewing of this property is highly recommended for those seeking a 3 bedroom Detached Bungalow offering spacious accommodation and has been decorated and well maintained to a high standard.



Composite uPVC double glazed lead lighted door with display windows on either side to:

Entrance Porch

Tiled flooring. uPVC double glazed door with display window to:

Entrance Hallway

Wooden engineered flooring. Radiator with cover x 2. Coving to ceiling. Under stairs storage cupboard with shelving. Doors off to:

Lounge – 16'10" x 12'10" (5.13m x 3.92m)

Double glazed windows. Patio door looking over the garden with views over the garden and surrounding area over the playing fields and beyond. Double glazed full length floor to ceiling double glazed window. Double panelled radiator. Feature fireplace with insert marble hearth, recesses either side. TV point.

Inner Hallway

Doors off to:

Master Bedroom – 11'5" x 9'8" (3.47m x 2.94m)

Double glazed lead lighted windows looking over the front. Coving to ceiling. TV point. Single panelled radiator.

Bedroom 2 – 12'3" x 11'5" (3.73m x 3.47m)

Double glazed lead lighted window looking over the front. Double panelled radiator. Coving to ceiling.

Bathroom – 8'11" x 7'11" (2.71m x 2.42m)

Comprising 4 piece suite. Panelled bath. Low level WC. Wash-hand basin. Semi circular shower with folding doors, fitted chrome power shower. Ladder radiator. Tiled walls. Lead lighted uPVC double glazed windows to the side. Wall mounted medicine cabinet.

Kitchen/Dining Room

Kitchen Area – 11'4" x 8'2" (3.46m x 2.50m)

Incorporates a range of fitted base units with rolled edge worktop surface areas. Built-in drainer 1½ with chrome mixer tap over. Part tiled walls. Fitted shelving. Breakfast bar. Further range of fitted base units with wine rack. Space for electric cooker with gas cooker point. Range of wall mounted cupboards. Display cabinet. Wall mounted Worcester combi boiler serving hot water and central heating. Space for fridge/freezer. Walk through to:

Dining Area – 11'2" x 10'10" (3.41m x 3.31m)

Dual aspect uPVC double glazed windows to the side and to the rear with views over. Wooden effect floor. Further fitted base unit with wine rack. Plumbing for washing machine and dishwasher. Double glazed door providing access to the rear. Double panelled radiator. Further storage cupboard which houses the consumer box. Coving to ceiling. Fitted spot lamps.

Staircase off the Hallway to a Landing

Recessed area. Loft void access. Velux double glazed window.

Separate Cloakroom

Low level WC. Wash-hand basin. Wooden effect flooring. Door off to:

Bedroom 3 – 17'9" x 10'3" (5.40m x 3.13m)

Mirror fronted built-in wardrobes. Shelving, power and light. Recessed area with further eaves storage. Double glazed windows, views over the rear playing fields and over the surrounding area. Double panelled radiator.

OUTSIDE

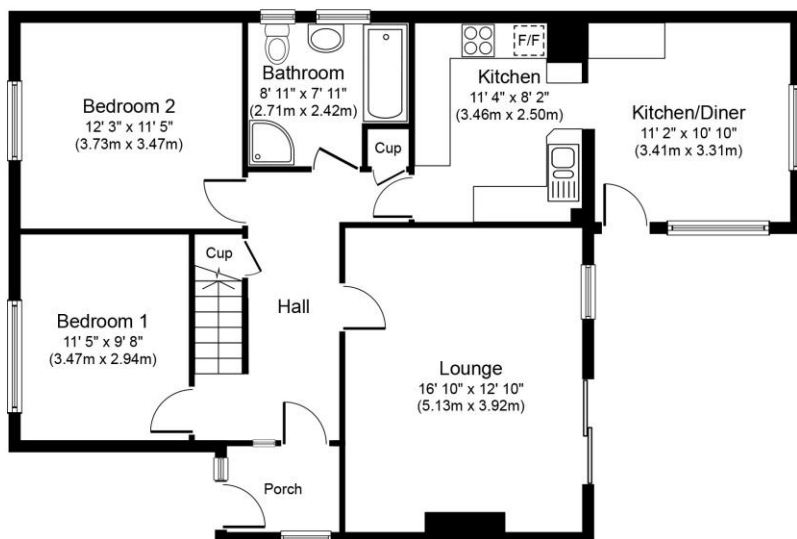
Gardens to the front with raised wall. Driveway leading to the garage with access to the rear. Gravelled area to the front with stone rockery display, range of borders, shrubs and plants.

The rear garden comprises patio area with walled area, access into the garage, gravelled garden area beyond the garage with rockery displays, lawned garden and arched wall feature with further raised rockery display and seating area. Hedgerow to the rear and further well-manicured rockery displays with seating areas fitted throughout. The property has views over the rear playing fields and surrounding area. Outside lights, power points, storage sheds and water butts.

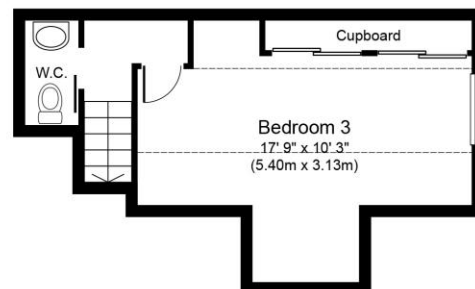
AGENTS NOTE

Council Tax Band: D - £1880.15 per annum





Ground Floor
Approximate Floor Area
945 sq. ft.
(87.8 sq. m.)



First Floor
Approximate Floor Area
259 sq. ft.
(24.1 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.

Copyright V360 Ltd 2020 | www.houseviz.com

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

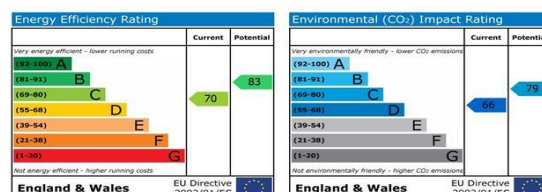
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com



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.

5712 Ravensworth 0191 917 9331