

**SAMPLE
MILLS**



**Yon Street
Kingskerswell
Newton Abbot
Devon**

£280,000
FREEHOLD





**Yon Street, Kingskerswell, Newton
Abbot, Devon**

£280,000 freehold

This 3 bedroom Semi-Detached Cottage is located in the sought after village of Kingskerswell, situated in the old part of the village, along a road of individual and characterful properties.

The property has easy access to all local amenities to include shops, schools, doctors, the link roads serving Torbay and Exeter, and bus route into Newton Abbot town centre with its further facilities and amenities including the main rail link to London Paddington.

Internally the accommodation comprises entrance porch, hallway, lounge with feature fireplace and exposed beams, dining room again with a feature fireplace and kitchen with high gloss finished units. Upstairs, there are 3 bedrooms and family bathroom.

Further features include double glazing, gas central heating, garden with flower borders, parking and detached garage with workbench.



Storm Porch

uPVC double glazed door to:

Entrance Porch

Double glazed windows to side. Tiled floor. Circular light. Coat hooks. Bevelled door to:

Entrance Hallway

Wooden flooring. Wooden cupboard housing the electric consumer box. Coat hooks. Wooden panelling to walls. Stair case to landing. Door off to:

Lounge – 17'2" x 13'2" (5.23m x 4.01m)

Feature fireplace with log burner, mantle over, brick insert with tiled hearth, recesses either side. Exposed beams to ceiling. Single panelled radiator. Picture window to front with large wooden sill looking over the front.

Dining Room – 12'1" x 10'6" (3.68m x 3.20m)

Feature fireplace with wooden surround. Recesses either side. Radiator. Cross beaded bay window overlooking the front. Walk through to:

Kitchen Area – 12'1" x 6'11" (3.68m x 2.11m)

Serving hatch. Range of fitted base units with worktop surface areas. Range of wall mounted cupboards all high gloss finish. Concealed lighting to the ceiling. Built-in storage cupboards. Recess for fridge/freezer. uPVC double glazed window to the rear. Stainless steel drainer 1½ with chrome mixer tap over. Understairs storage area. Fold down breakfast bar. Single panelled radiator. Tiled flooring.

Staircase to Landing

Wooden panelling to the walls with balustrade. Wooden panelling to the hallway. Access to loft area. Circular light. Smoke Detector. Digital timer control unit for under floor heating. Doors off to:

Bedroom 1 – 15'6" x 10'9" (4.72m x 3.28m)

Double glazed windows to the front. Recess sill. Single panelled radiator. Built-in airing cupboard with tank and shelving.

Bedroom 2 – 11'9" x 10'9" (3.58m x 3.28m)

Double glazed window looking over the front with recess sill. Double panelled radiator. Recessed area.

Bedroom 3 – 10'6" x 6'6" (3.20m x 1.98m)

To the side. Double glazed windows. Single panelled radiator.

Bathroom – 7'5" x 6'11" (2.26m x 2.11m)

Bath. Shower. Wash-hand basin. Low level WC. Bidet. Concealed lighting. Window.

OUTSIDE

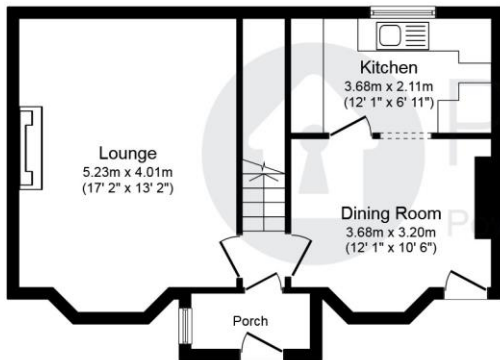
To the front there is paving with gravelled areas either side and raised stone wall with wooden surround. Outside storage shed. The property has its own separate detached garage (16'1" x 12'2" – 4.90m x 3.71m). The garage has power and light, work bench, electric up and over door and window. There is a further walled area with fence surround with borders, outside water tap and parking facilities.

AGENTS NOTE

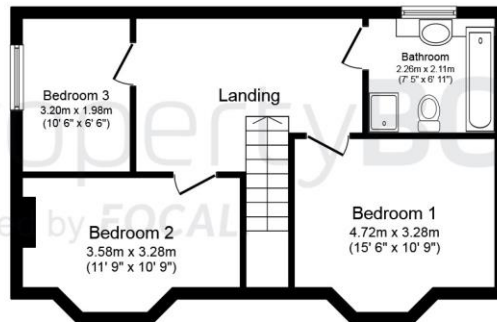
Council Tax Band: 'D' £1954.09

EPC Rating: 'D'

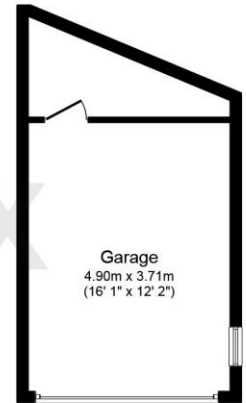




Ground Floor



First Floor



Garage

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



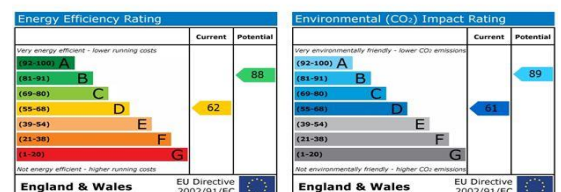
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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