

**SAMPLE
MILLS**



**Brookedor
Kingskerswell
Newton Abbot
Devon**

£215,000
FREEHOLD





**Brookedor, Kingskerswell, Newton
Abbot, Devon**

£215,000 freehold

A 2 bedroom 17th Century Semi-Detached Cottage situated in the village of Kingskerswell, close to the school, health centre, pubs and the Church, together with frequent bus services serving Torbay and Newton Abbot, with its further range of facilities and amenities.

The accommodation comprises entrance porch, inner hallway, lounge with wood burner set within an inglenook fireplace and windows to 3 aspects, kitchen/diner with soft closing units, 2 double bedrooms, master with built-in wardrobes and enjoying views over the Brook, and family bathroom and WC.

Further benefits include gas central heating, uPVC double glazing and an enclosed garden with artificial grass and a garden shed. In addition, subject to the relevant regulations, off road parking could be created where the garden currently is.



Part stained glazed door opening through to:

Entrance Porch

Radiator. Tiled floor. Part laminate flooring. Opening through to:

Inner Hallway

Staircase rising to the first floor. Understairs storage cupboard housing the gas boiler for hot water and central heating system. Opening through to:

Lounge – 13'9" x 11'4" (4.19m x 3.45m)

Wood burner set within an inglenook style fireplace on hearth with mantle over. Laminate flooring. Double panelled radiator. uPVC double glazed window to two aspects overlooking the front and side. TV point. An additional uPVC double glazed window overlooking the rear.

Kitchen/Diner – 13'7" x 6'4" (4.14m x 1.93m)

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units with soft closers. Bult-in 5 ring gas hob with extractor hood above and electric oven beneath. Space for fridge/freezer. Plumbing for washing machine. uPVC double glazed windows to two aspects overlooking the front and rear. Double panelled radiator. Partly tiled walls. Inset spotlights. Fitted shelving.

First Floor Landing

uPVC double glazed window.

Bedroom 1 – 13'4" x 11'10" (4.06m x 3.61m)

uPVC double glazed window. Two double built-in wardrobes. Feature fireplace on hearth with mantle over. Double panelled radiator. uPVC double glazed window overlooking the front garden and enjoying views over the Brook. There is also a uPVC double glazed window to side.

Bedroom 2 – 12'3" x 6'4" (3.73m x 1.93m)

Double room and comfortably fits a double bed with side table. Radiator. uPVC double glazed window to front. Hatch to the roof space.

Bathroom and WC

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level WC. Partly tiled walls. Heated towel rail. Obscure uPVC double glazed window. Extractor fan.

OUTSIDE

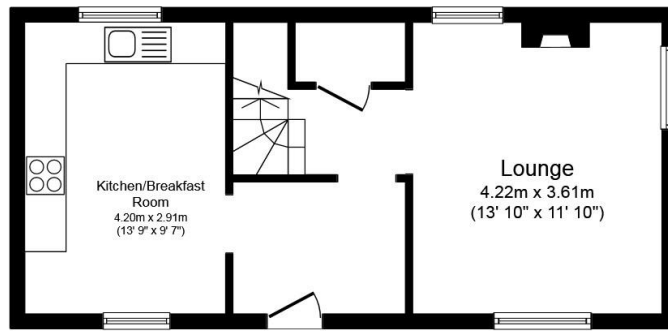
To the front of the property, is an enclosed garden with artificial grass and a pathway approach there is also a garden shed. In addition, subject to the relevant regulations, off road parking could be created where the garden currently is.

AGENTS NOTE

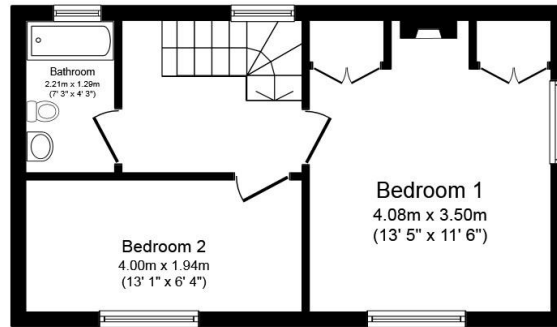
Council Tax Band: 'C' £1736.97 for 2020/21

EPC Rating: 'D'





Ground Floor



First Floor

Total floor area 71.0 sq. m. (764 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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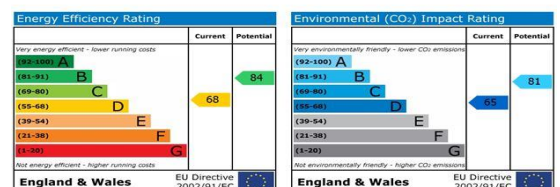
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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