

**SAMPLE  
MILLS**



**Primrose Close  
Kingsteignton  
Newton Abbot  
Devon**

**£280,000**

**FREEHOLD**





Primrose Close, Kingsteignton,  
Newton Abbot, Devon

**£280,000 freehold**

A 2 double bed roomed Semi-Detached Bungalow situated in the popular level cul-de-sac location of Kingsteignton with easy access for all local amenities to include schools, doctors, shops, the A380, A38, M5 motorway and the main rail line to London Paddington which runs daily from Newton Abbot.

The internal accommodation comprises entrance porch leading to lounge, kitchen/dining room, inner hallway which leads to 2 double bedrooms and a bathroom.

Further benefits include gas central heating, uPVC double glazing, garage, off road driveway parking, gardens front and rear plus under house storage and attic space.



Aluminum double glazed door with side screen opening through to:

### Entrance Porch

Radiator. Glazed door opening through to:

### Lounge – 5.68m x 3.30m (18'8" x 10'10")

Feature stone fireplace on hearth with mantle over extending either side forming recess for display. Single panelled radiator. TV point, Aluminum double glazed window to front. Coving to ceiling. Telephone point. Door to:

### Kitchen/Dining Room

**Kitchen Area – 2.98m x 2.35m (9'9" x 7'9")**

**Dining Area – 2.35m x 1.30m (7'9" x 4'3")**

Inset 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor fan above and electric oven beneath. Partly tiled walls. Spotlight points. Radiator. Aluminum double glazed window to front. Recess for fridge. Aluminum double glazed windows to side. Wall hung gas boiler for hot water and central heating system. Part double glazed door to outside. TV aerial point.

### Inner Hall

Hatch to the roof space. Built-in shelved cupboard.

### Bedroom 1 – 3.62m x 3.30m (11'11" x 10'10")

Single panelled radiator. uPVC double glazed window to rear. Double glazed door to the rear garden.

### Bedroom 2 – 3.62m x 2.69m (11'11" x 8'10")

Aluminum double glazed window to rear. Radiator.

### Bathroom – 2.70m x 1.94m (8'10" x 6'4")

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Single panelled radiator. Aluminum double glazed window. Electric wall heater.

### Garage – 4.66m x 2.56m (15'3" x 8'5")

Metal up and over door. Power and light.

### Outside

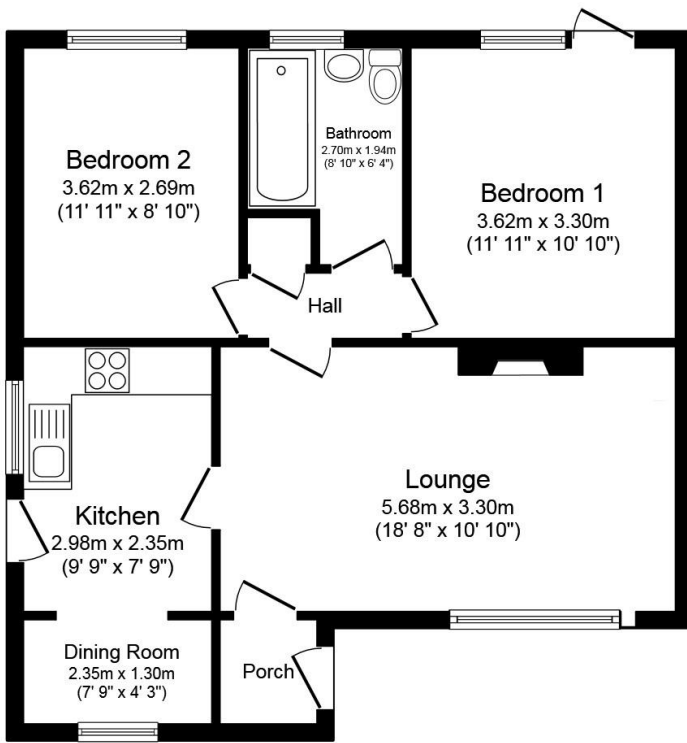
To the front of the property, there is a garden predominately laid to lawn where there are various bushes and steps up to the front garden. A side path provides access to the rear where there are two areas laid to decking onto a garden laid to lawn with borders, flowers and plants. In addition, there is an under house storage area which houses the plumbing for the washing machine. There is also a garage plus off road driveway parking.

### Agents Note

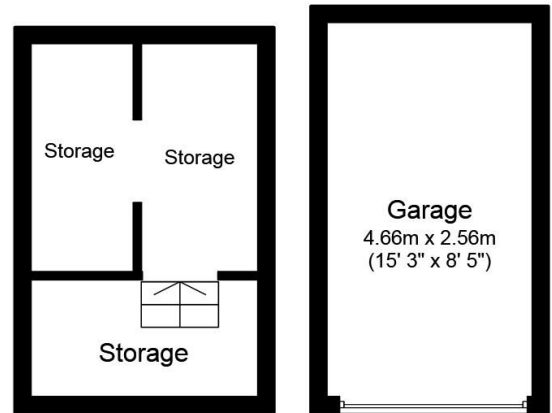
Council Tax Band: 'D' £2264.31 for 2023/24

EPC Rating: 'C'





**Floor Plan**



**Outbuilding**

Total floor area 86.6 sq.m. (932 sq.ft.) approx

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



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 69   C  | 90   B    |

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.