

**SAMPLE
MILLS**



**Oakymead Park
Newton Road
Kingsteignton
Newton Abbot
Devon**

£145,000





Oakymead Park, Newton Road, Kingsteignton,
Newton Abbot, Devon

£145,000

This double park home situated in the popular Oakymead level site of Kingsteignton close to all amenities including shops, doctors, vets, takeaways, hairdressers, plus the retail park with Next, Halfords, Matalan etc., the racecourse and Tesco's superstore, plus bus services into Newton Abbot with its further range of facilities and amenities.

The accommodation comprises lounge/dining room, inner hall, 2 double bedrooms with fitted wardrobes, fitted kitchen, shower room and w/c.

The property also has gas central heating, uPVC double glazing, communal parking and gardens.

Being offered with **NO CHAIN** viewing is recommended.



uPVC part double glazed door through to:

Lounge/Diner – 5.92m x 3.51m (19'5" x 11'6")

Fitted gas fire set within feature fireplace on hearth. Three radiators. uPVC double glazed windows to three aspects. TV point. Door through to:

Inner Hall

Radiator. Fitted shelved cupboard. Telephone point. Door through to:

Kitchen – 2.84m x 2.59m (9'4" x 8'6")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units with concealed lighting. Worktop surface areas. Plumbing for washing machine. Built-in 4 ring electric hob with extractor hood above and electric oven. Plumbing for dishwasher. Integrated fridge/freezer. Built-in shelved larder. Wall hung gas combi boiler for hot water and central heating system. Partly tiled walls. uPVC double glazed window. uPVC half double glazed door to outside.

Bedroom 1 – 3.53m x 2.84m (11'7" x 9'4")

Fitted wardrobes and fitted drawers. Double panelled radiator. Telephone point. uPVC double glazed window.

Bedroom 2 – 2.84m x 2.54m (9'4" x 8'4")

Two double built-in wardrobes with cupboard over. Single panelled radiator. uPVC double glazed window overlooking the rear.

Shower Room

Shower cubicle with sliding door and fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Single panelled radiator. Built-in shelved cupboard. Mirror fronted medicine cabinet. uPVC double glazed window.

Outside

The property stands within a level plot with areas laid to gravel to the front. There are gardens each side stocked with bushes, plants, shrubs and trees.

To the rear of the property, there is a further area laid to patio where there is a garden shed and aluminum greenhouse backing onto the stream.

To the other side of the plot, there is also a lawned garden with rose bushes.

Agent's Note

Council Tax Band: 'A' £1662.29 for 2025/26

EPC: Exempt

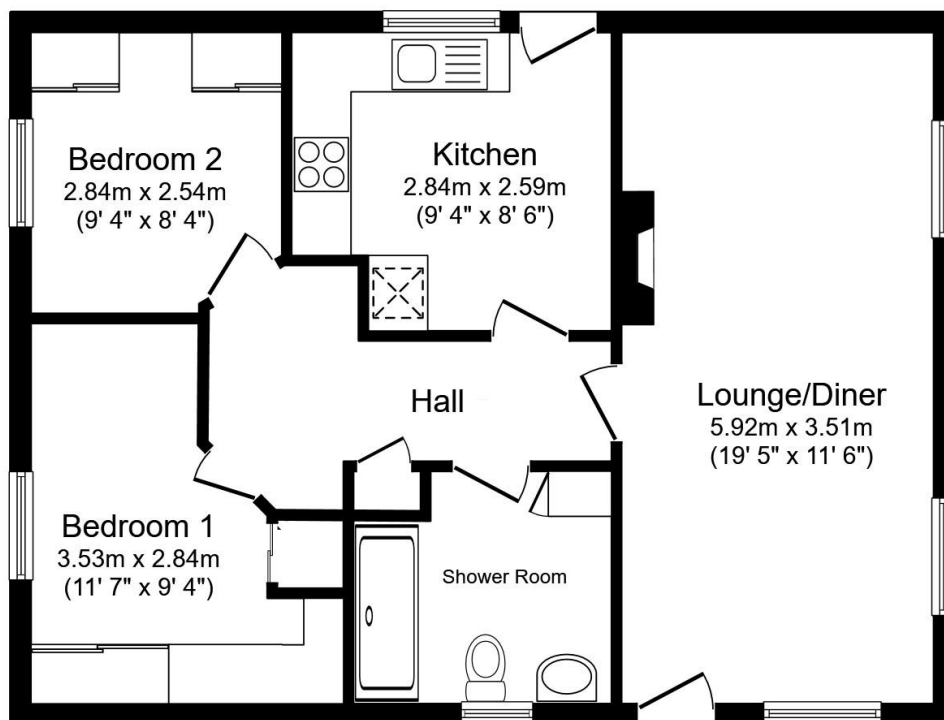
Long Term Flood Risk: Very Low/Medium

Parking: There is communal parking

Age Restriction: Over 55 years

Pets: Not more than 1 dog. Not more than 1 cat





Floor Plan

Floor area 62.1 sq.m. (668 sq.ft.)

Total floor area: 62.1 sq.m. (668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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