

**SAMPLE
MILLS**



**Saxon Way
Kingsteignton
Newton Abbot
Devon**

£435,000

FREEHOLD





**Saxon Way, Kingsteignton, Newton
Abbot, Devon**

£435,000 freehold

A spacious 4 bedroom Detached property situated in the popular area of Kingsteignton with easy access to the A380, M5 motorway and other facilities to include shops, schools, shopping centre and the main rail station in Newton Abbot to London Paddington, which runs daily.

The property accommodation offers spacious accommodation internally which has a large lounge/dining area, separate office area to the front and downstairs cloakroom. A staircase leads down to the lower ground floor which is the 'WOW' factor of the property which has a large kitchen/dining area with high quality fitted units, an open aspect with views over the surrounding area towards Bishopsteignton and over the rolling countryside and access onto the rear garden. The property has 4 bedrooms upstairs, master bedroom having a large en-suite, with separate family bathroom.

There is a larger than average size integral garage come utility area. The property has ample off road parking and nice enclosed rear garden, ideal for children, dogs and alfresco evenings and barbeques.



GROUND FLOOR

Composite door with glass panelling to:

Entrance Hallway

Mat well. Single panelled radiator. Smoke detector. Access to the integral garage and utility area.

Garage/Utility – 6.10m x 2.60m (20'0" x 8'6")

Up and over door. Consumer box. Wall mounted boiler serving hot water and central heating. Plumbing for washing machine and tumble dryer. Built-in base units with worktops. Prep area. Power and light.

Downstairs Cloakroom

Tiled floor. Low level w/c. Wash-hand basin. Obscure glazed window. Tiling. Extractor fan. Ladder radiator.

Study – 2.70m x 2.30m (8'10" x 7'7")

uPVC double glazed window to the front with fitted blinds. Single panelled radiator. Fire door. Door through to:

Lounge – 6.01m x 4.70m (19'9" x 15'5")

Open aspect over the surrounding area towards Bishopsteignton and over. Side window. Front window. Juliet balcony. Double panelled radiator. TV point. Large walk-in downstairs storage cupboard with light and hooks. Staircase with banister. Double glazed windows, again with outlook over the front towards Bishopsteignton. Leading down to:

LOWER GROUND FLOOR

Kitchen/Dining Room 7.80m x 3.80 (25'7" x 12'6")

A range of high quality fitted base units. Worktop surface areas. Drainer 1½ with mixer tap over. Tiled walls. Hardstandings. 5 ring gas hob. Stainless steel canopy with splash back. Wall mounted cupboards. Built-in double oven with storage below and over. Built-in fridge. Built-in freezer. Wooden effect flooring. uPVC double glazed doors and two side display windows looking over the rear garden with open aspect and views over the surrounding area towards Bishopsteignton and over. Two double panelled radiators. Lighting. Smoke detector. Carbon monoxide tester. Obscure glazed window. Extractor fan. Large understairs storage cupboard with coat hooks and circular light.

Staircase with wooden balustrade leading to:

FIRST FLOOR LANDING

Airing cupboard with heating system with Mega Flow tank and shelving. Single panelled radiator. Smoke detector. Access to loft area. Doors off to:

Master Bedroom – 3.90m x 3.90m (12'10" x 12'10")

uPVC double glazed windows looking over the rear with views over the surrounding area towards Bishopsteignton and over. Dual aspect windows. Double panelled radiator. Thermostat control for central heating.

En-Suite Bathroom

Shower with folding door. Tiled walls. Fitted power shower. Chrome fitted ladder radiator. Fixed mirror. Extractor fan. Obscure glazed window.

Bedroom 2 – 4.00m x 3.10m (13'1" x 10'2")

Faces the front. uPVC double glazed window. Single panelled radiator.

Bedroom 3 – 3.90m x 3.10m (12'10" x 10'2")

Faces the front. Single panelled radiator. uPVC double glazed window.

Bedroom 4 – 3.01m x 2.60m (9'11" x 8'6")

Faces the rear. Double panelled radiator. uPVC double glazed window.

Bathroom

Comprising 3 piece suite. Panelled bath with shower screen. Tiled walls. Tiled floor. Low level w/c. Wash-hand basin. Ladder radiator. Fitted spot lamp. Extractor fan.

OUTSIDE

To the front of the property, there is off road parking with paved driveway, parking for several vehicles leading to the front with storm porch.

The rear garden comprises a patio area, fence surround and lawn garden. Space for washing line.

AGENTS NOTE

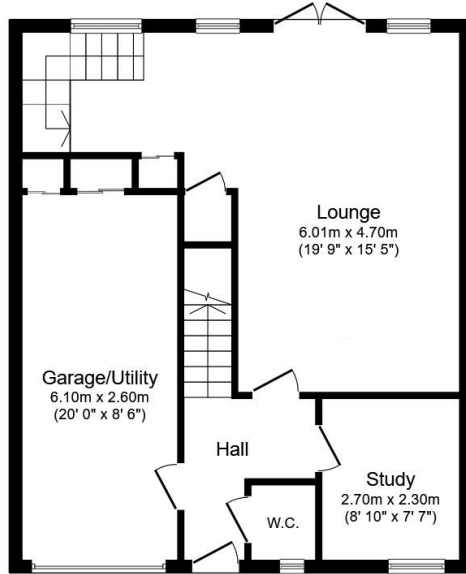
Council Tax Band: 'E' £2908.34 for 2024/25

EPC Rating: 'B'

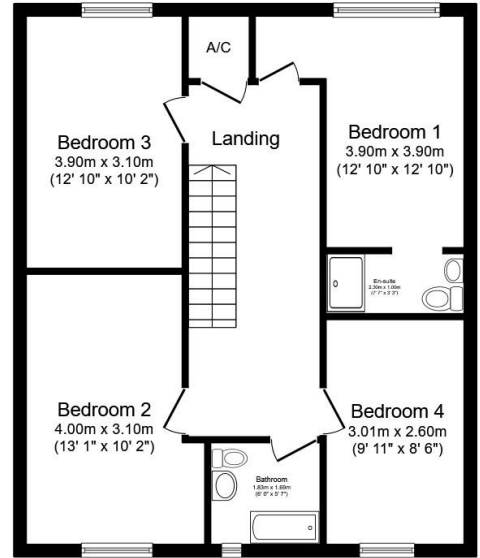




Lower Ground Floor
Floor area 32.8 m²
(353 sq.ft.)



Ground Floor
Floor area 64.3 m² (692 sq.ft.)



First Floor
Floor area 64.3 m² (692 sq.ft.)

TOTAL: 161.4 m² (1,737 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.