

**SAMPLE
MILLS**



**Mill End
Kingsteignton
Newton Abbot
Devon**

£240,000

FREEHOLD





Mill End, Kingsteignton, Newton Abbot, Devon

£240,000 freehold

An End of Terrace 3 bedroom family home situated in the popular area of Kingsteignton providing easy access for all local amenities. The property is well placed for the A380, A38 and M5 motorway. This property is also well positioned for all shops, schools and other local facilities.

The accommodation internally comprises porch, lounge, kitchen/breakfast room, 3 bedrooms and family bathroom.

Further benefits include gas central heating, double glazing, off road parking and garden.

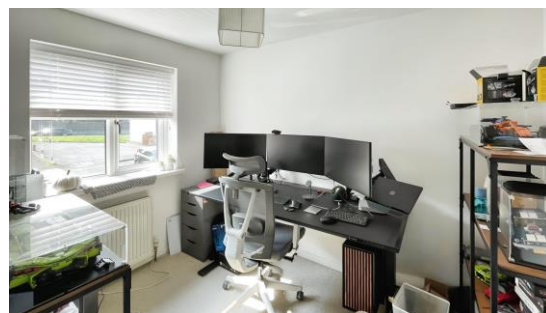


Storm Porch

Glazed door through to:

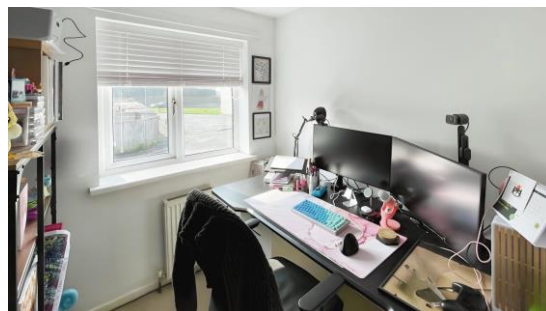
Lounge – 4.45m x 4.19m (14'7" x 13'9")

uPVC double glazed windows looking over the front. TV point. Staircase to landing. Thermostat control for central heating. Double panelled radiator. Door through to:



Kitchen/Diner – 4.45m x 3.00m (14'7" x 9'10")

Incorporating a range of fitted base units with worktop surface areas. A range of wall mounted cupboards. Stainless steel canopy. Induction hob. Single oven. Space for fridge/freezer. Tiled flooring. Double panelled radiator. TV point. Wall mounted Worcester boiler serving central heating and hot water. Double glazed windows to the rear. Double glazed door to the rear.



Staircase to the Landing

Access to loft area. Textured ceiling. Doors off to:

Bedroom 1 – 3.00m x 2.64m (9'10" x 8'8")

Built-in wardrobe and storage cupboard over. uPVC double glazed window looking over the rear. Coving to ceiling. Double panelled radiator.

Bedroom 2 – 2.97m x 2.18m (9'9" x 7'2")

Faces the front. uPVC double glazed windows. Double panelled radiator.

Bedroom 3 – 2.16m x 2.11m (7'1" x 6'11")

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



Bathroom

Comprises 3 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Obscure glazed window. Part tiled walls. Mira shower. Extractor fan. Circular light.



Outside

To the front, the property has steps down and path leading to the front with paved area which has off road parking and gravelled area as well.

The rear comprises patio area with grassed area, fence surround and wall surround.

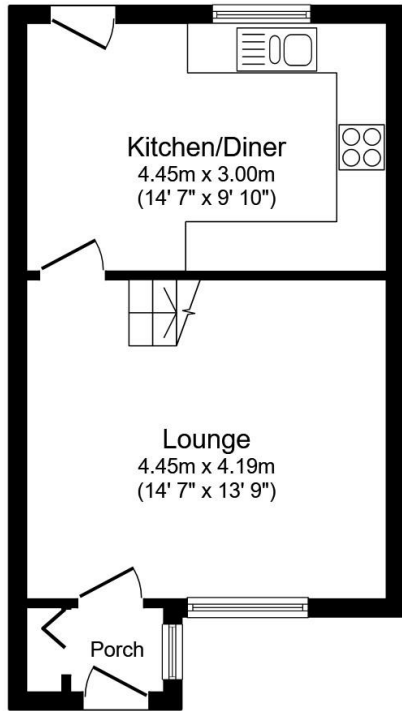
Agent's Note

Council Tax Band: 'B'

EPC Rating: 'C'

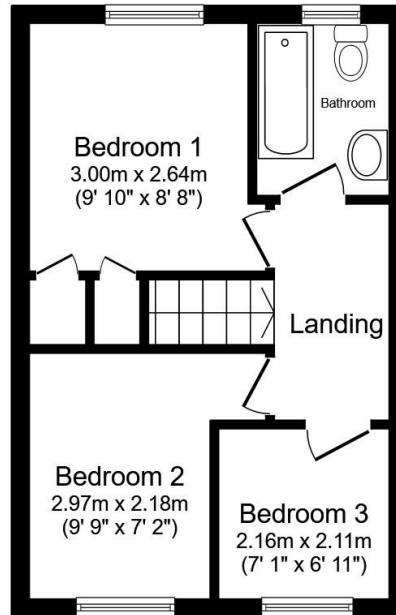
Flood Risk: Very Low





Ground Floor

Floor area 32.1 sq.m. (345 sq.ft.)



First Floor

Floor area 30.2 sq.m. (325 sq.ft.)

TOTAL: 62.3 sq.m. (671 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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.