



**SAMPLE
MILLS**

**Exeter Road
Kingsteignton
Devon**

£240,000
FREEHOLD





Exeter Road, Kingsteignton, Devon

£240,000 freehold

A spacious terraced 3 bedroom property situated in the heart of Kingsteignton providing easy access for all local facilities. The property is situated close to the A380, A38, easy access to the town centre of Newton Abbot whilst also having easy access for the main rail station that runs to London Paddington, on a daily basis. The property is situated close to schools, shops and other local facilities.

Internally, the accommodation comprises entrance hallway with open plan lounge/dining room, kitchen, cloakroom and rear porch. On the first floor, the property has 3 bedrooms and a family bathroom. The property also benefits from an attic loft room.

Outside, the property has a level larger than average size garden stretching over 100ft with patio area and lawned garden. There is also an outside summerhouse that has power and light.

The property offers a level location and benefits from gas central heating and double glazing.



uPVC double glazed door leading into

Entrance Vestibule

Consumer unit. Glazed door through to

Inner Hall

Display shelving. Arch through to

Lounge – 3.64m x 3.02m (11'11" x 9'11")

uPVC double glazed window to front aspect. Double panelled radiator. Feature fireplace with timber surround, mantle over and insert on tiled hearth. Recesses on either side of chimney breast with shelving.

Dining Room – 3.34m x 3.00m (10'11" x 9'10")

Staircase rising to the first floor. Understairs recess. Single panelled radiator. Recessed area with shelving. Storage cupboards. uPVC double glazed window to rear aspect. Glazed door through to

Kitchen – 2.68m x 2.66m (8'10" x 8'9")

Incorporating a range of fitted base units with wooden worktop surface areas over. One and a half bowl sink drainer unit with chrome mixer tap. Matching range of wall mounted cupboards. Single oven. Gas hob. Stainless steel extractor hood. Plumbing for washing machine. Tiled walls. Tiled floor. Door through to

Cloakroom

Low level WC. Wash-hand basin. Worcester boiler serving hot water and gas central heating. Obscure uPVC double glazed window to side and front. Single panelled radiator.

Glazed door to:

Rear Porch

Glazed door leading out to the rear garden.

FIRST FLOOR

Half Landing

uPVC double glazed window with views to the rear aspect.

Bathroom

3 piece suite comprising panelled bath with chrome mixer tap and shower attachment above. Tiled walls. Low level W/C. Wash-hand basin. uPVC obscure double glazed window.

Bedroom 3 – 2.66m x 1.67m (8'9" x 5'6")

uPVC double glazed window to rear aspect. Single panelled radiator.

Bedroom 2 – 3.02m x 2.96m (9'11" x 9'9")

uPVC double glazed window to rear aspect. Single panelled radiator.

Landing

Single panelled radiator. Staircase to the Attic Room.

Bedroom 1 – 4.68m x 3.00m (15'4" x 9'10")

uPVC double glazed window to front aspect. Single panelled radiator. Feature fireplace with cast iron insert and mantel over. Recess to either side of fireplace.

Attic Room – 4.34m x 2.75m (14'3" x 9'0")

Velux window. Single panelled radiator.

OUTSIDE

To the front of the property, there is a walled area, wrought iron railing and gravelled area.

To the rear of the property, there is a paved patio and gravelled areas. Summerhouse. Outside work area with power and light. Steps lead down to a further garden area which is level. There is also a vegetable plot, borders plants and shrubs.

AGENTS NOTE:-

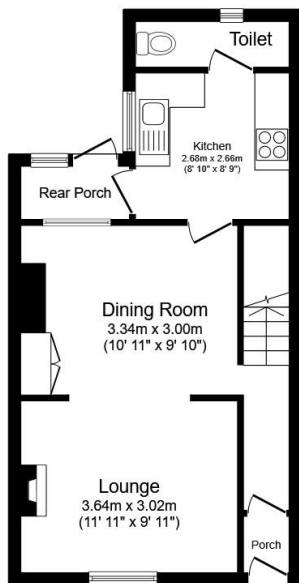
Council Tax Band: 'B' £1939.35 for year 2025/26

EPC rating: 'D'

Long Term Flood Risk: Very Low

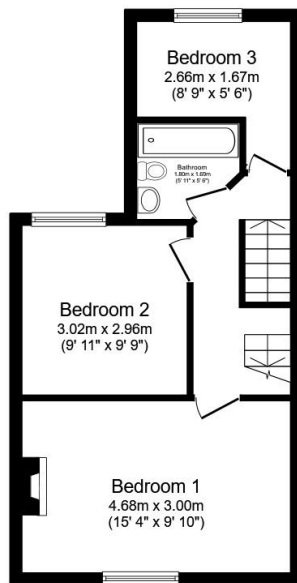
Please note, the property has a bin walk-through with access for the bins.





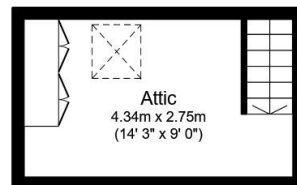
Ground Floor

Floor area 40.0 m² (430 sq.ft.)



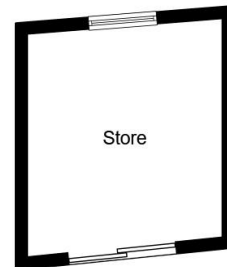
First Floor

Floor area 37.9 m² (408 sq.ft.)



Second Floor

Floor area 12.9 m² (139 sq.ft.)



Outbuilding

Floor area 13.0 m² (140 sq.ft.)

TOTAL: 103.8 m² (1,117 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 | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 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.

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