

**SAMPLE
MILLS**



**Ashton Court
Kingsteignton
Newton Abbot
Devon**

£275,000
FREEHOLD





Ashton Court, Kingsteignton, Newton Abbot, Devon

£275,000 freehold

This semi-detached home situated in a cul de sac on the edge of Kingsteignton comprises entrance porch, lounge, kitchen, dining area, conservatory and downstairs cloakroom. On the first floor, there are 3 bedrooms and a shower room and w/c.

Other features include gas central heating, uPVC double glazing, a garage plus parking and gardens front and rear.

Situated on the edge of Kingsteignton with its range of facilities and amenities including primary and secondary schools, doctors, public houses, takeaways, retail park, bus services into Newton Abbot town centre and gaining easy access to both Exeter and Torbay.

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



uPVC part double glazed door through to:

Entrance Porch

Radiator. Tiled floor. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splash back. Obscure uPVC double glazed window. Radiator.

Lounge – 3.91m x 3.56m (12'10" x 11'8")

Log effect living flame fitted gas fire on hearth set within feature fireplace with mantle surround. Double panelled radiator. TV point. Understairs storage cupboard. Staircase rising to first floor. uPVC double glazed window to front. Telephone point. Glazed double doors through to:

Dining Area – 2.79m x 2.67m (9'2" x 8'9")

Double panelled radiator. Telephone point. Central heating thermostat. Archway through to:

Kitchen – 2.79m x 2.03m (9'2" x 6'8")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and oven beneath. Integrated fridge/freezer. Integrated washing machine. Partly tiled walls. Gas boiler for hot water and central heating system. Spotlight points. Wooden double glazed window. Tiled floor.

Conservatory – 3.89m x 2.59m (12'9" x 8'6")

uPVC double glazed. Tiled floor. Sliding doors to the rear garden.

First Floor Landing

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

Bedroom 1 – 3.25m x 2.64m (10'8" x 8'8")

Single panelled radiator. TV point. uPVC double glazed window overlooking the rear garden.

Bedroom 2 – 2.64m x 2.51m (8'8" x 8'3")

Single panelled radiator. uPVC double glazed window to front. Mirror fronted built-in wardrobes.

Bedroom 3 – 2.24m x 1.45m measured from wardrobe (7'4" x 4'9" measured from wardrobe)

TV point. Telephone point. Single panelled radiator. Mirror fronted built-in wardrobes. uPVC double glazed window.

Shower Room

Walk-in shower area with fitted shower. Pedestal wash-hand basin. Low level w/c. Single panelled radiator. Panelling to walls. Strip light/shaver point. Extractor fan. Obscure uPVC double glazed window.

Outside

To the front of the property, is an area laid to gravel.

To the rear of the property, there is an area laid to patio where there is a garden shed onto an area which has been laid to decking and steps down to a further enclosed area. There is also a courtesy door through to the garage with remote control roller door plus off road parking.

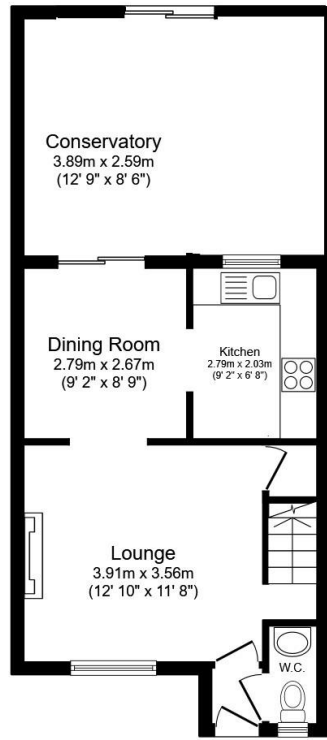
Agent's Note

Council Tax Band: 'C' £2216.39 for 2025/26

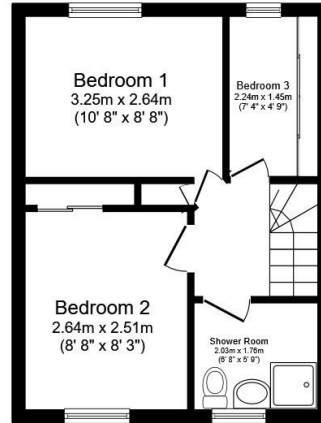
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 43.6 sq.m. (469 sq.ft.)



First Floor
Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 74.5 sq.m. (802 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		87 B
69-80	C	72 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.