

**SAMPLE
MILLS**



**Clifford Avenue
Kingsteignton
Newton Abbot
Devon**

£400,000
FREEHOLD





Clifford Avenue, Kingsteignton,
Newton Abbot, Devon

£400,000 freehold

A mature Detached Bungalow, built circa 1960's, situated in a level location in this sought after area of Kingsteignton, sold with no onward chain.

The property has never been to the market since it was built, and therefore offers a unique opportunity to acquire this spacious, extended bungalow set within a generous size plot.

The property is ideally located for easy access to the A380/M5 Motorway for onward journeys, as well as having a range of local amenities nearby, and Newton Abbot town centre a short drive or bus ride away where a further range of facilities can be found.

The spacious family accommodation comprises entrance porch and entrance hall, lounge, kitchen/breakfast room a further very large reception room 2/dining room, 3 bedrooms and a family bathroom.

The property also benefits from an attached larger than average size garage/workshop, which is over 10 meters in length and 3 meters in height, as well as mature gardens to the front and rear, plus off road parking.

Further features include gas central heating and double glazing.

Viewing is highly recommended for those seeking a spacious detached Bungalow set in this sought after area.



Storm Porch with hard wood door to:

Entrance Reception Porch

Double glazed window to the side. Heater. Louvre door to storage cupboard. Panelled ceiling. Double glazed door through to:

Entrance Hall

Louvre doors to storage cupboard with shelving and timer control unit for central heating. Storage cupboards over. Thermostat control for central heating. Access to loft area. Recessed area with shelving. Double panelled radiator. Further recessed area with shelving and display lighting.

Bedroom 1 – 4.20m x 3.20m (13'9" x 10'6")

uPVC double glazed window looking over the front. Built-in double wardrobes with sliding doors, hanging rails and shelving. Mirror. Further fitted bedside cabinets with wardrobes either side and bedside cabinets over. Coving to ceiling. Double panelled radiator.

Bedroom 2 – 3.70m x 2.70m (12'2" x 8'10")

uPVC double glazed window looking over the front. Coving to textured ceiling. Ceiling rose. Double panelled radiator. Recessed area.

Bedroom 3 – 3.60m x 2.90m (11'10" x 9'6")

uPVC double glazed window facing the side. Double panelled radiator. Coving to textured ceiling. Built-in storage wardrobe cupboards, shelving, hanging rails and storage cupboards over.

Bathroom – 3.30m x 2.81m (10'10" x 9'3")

Comprising 4 piece suite. Spa bath. Tiled walls. Low level w/c. Wash-hand basin. Wrought iron railings with display shelving. Recessed area with mirror and display lighting over. Wooden panelling to the ceiling with concealed lighting. Obscure glazed windows x 2. Built-in shower cubicle with Heritage power shower and concealed lighting.

Kitchen – 4.10m x 3.40m (13'5" x 11'2")

A range of fitted base units with worktop surface areas. Drainer 1½ with mixer tap over. 5 ring gas hob with extractor fan canopy over. Plumbing for dishwasher. Fitted breakfast bar. Storage cupboards. Built-in double oven with storage cupboards over. Wall mounted display cabinets. uPVC double glazed windows to the side x 2. Tiled walls. Wooden panelling to the ceiling. Strip fluorescent light. Further recessed area with double louvre door storage cupboards below and over, one which has plumbing for the washing machine. Storage cupboard over. Further storage cupboard with storage area. Recessed area. Walk-in larder that houses the wall mounted Baxi boiler serving hot water and central heating, gas meter point, consumer box, Smart meter, shelving and larder window. Wooden panelling to the ceiling. Single panelled radiator. Further range of wall mounted display cabinets with shelving over.

Lounge – 5.70m x 4.80m (18'8" x 15'9")

Feature fireplace with slate stone fireplace, feature point, with surround, hearth, recesses either side, living flame gas fire and wooden shelving with TV display area. Shelving. Coving to ceiling. Double panelled radiator x 2. uPVC double glazed window to the rear. Double bi-folding doors open up onto:

Reception Room 2/Dining Room – 7.00m x 3.30m (23'0" x 10'10")

Accessed off the kitchen and the lounge. Large reception room with feature fireplace, living flame gas fire with stone surround and mantle over. Wooden panelling to the ceiling. Coving to the ceiling. uPVC double glazed patio doors onto the rear patio and rear garden. Feature bay window looking over the rear. Various fitted shelving with storage cupboards. Glass display panelling with door through to the kitchen area. Wooden panelling. Storage cupboard. Double panelled radiator. Thermostat control for central heating.

Attached Garage – 10.90m x 2.70m (35'9" x 8'10") (height 3.0m)

Larger than average size. Up and over door. Power and light. Folding garage door. This garage is ideal for those that have got a caravan or motorhome. Side access door. Rear access door.

Outside

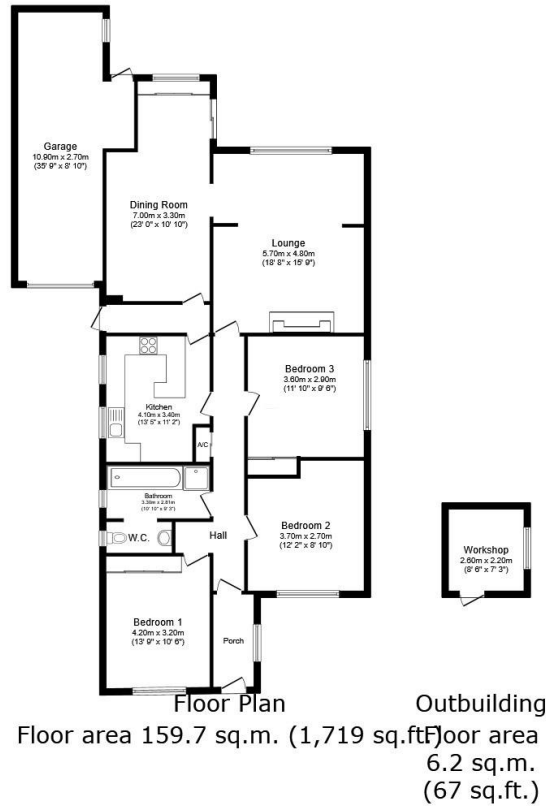
To the front of the property, there is a raised wall, tarmac hard-standing, wrought iron gates, lawned garden with conifer tree leading to the front door, rockery display areas and path and side gate providing access around to the rear.

The rear garden comprises level lawned garden with patio areas off the lounge with raised wall and screening, leading down to a further lawned area with rockery displays, stone bridge leading to the rear where there is a raised wall, access to a garden shed/workshop (2.60m x 2.20m – 8'6" x 7'3") which has power and light and an aluminum greenhouse.

Agents Note

Council Tax Band: 'D' £2379.55 for 2024/25 / EPC Rating: 'E'





TOTAL: 166.0 sq.m. (1,787 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		
69-80	C		75 C
55-68	D		
39-54	E	51 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.