



**SAMPLE
MILLS**

**Exeter Road
Kingsteignton
Newton Abbot
Devon**

£250,000
FREEHOLD





**Exeter Road, Kingsteignton, Newton
Abbot, Devon**

£250,000 freehold

A 3 bedroom mid terrace property situated in the heart of Kingsteignton providing easy access for all local facilities to include schools, shops, doctors the A380, A38 and M5 motorway whilst also having easy access to the town centre of Newton Abbot with its further amenities and facilities to include the main rail line station that runs to London Paddington on a daily basis.

The property has been updated in recent years and comprises entrance hallway with a spacious lounge/diner, fitted kitchen, 3 bedrooms and a 3 piece bathroom suite.

Outside, the property benefits from a patio garden area to the rear with a further open garden with gravelled area and 160ft level lawned garden with an outhouse.

The property benefits from gas central heating and double glazing, and viewing is highly recommended of this sought after property.



uPVC double glazed door to:

Entrance Hallway

Wooden flooring. Single panelled radiator. Cupboard which houses the electric meter. Coat hooks. Door through to:

Open Plan Lounge/Diner

Lounge Area – 3.82m x 3.00m (12'6" x 9'10")

uPVC double glazed windows to the front. Double panelled radiator. Fireplace with wooden surround, insert, tiled hearth and recess on either side. Picture rail. Squared arch through to:



Dining Room – 3.82m max x 3.07m (12'6" max x 10'1")

uPVC double glazed window to the rear. Wooden effect flooring. Double panelled radiator. Recess. Louvre storage cupboard which houses the Baxi boiler serving hot water and central heating. Understairs storage cupboard. Door through to:



Kitchen – 3.65m x 2.64m (12'0" x 8'8")

A range of country style fitted base units. Wooden worktop surfaces areas. Part tiled walls. Enamel drainer with chrome mixer tap over. Tiled walls. Wall mounted cupboards. Stainless steel extractor over. Gas cooker point. uPVC double glazed window to the side and to the rear. Space for electrical appliance. Single panelled radiator. uPVC double glazed door to the rear.

Staircase to the Landing

Wooden balustrade. Access to loft area. Doors off to:

Back Bedroom/Bedroom 3 – 2.68m x 2.53m (8'10" x 8'4")

uPVC double glazed window to the rear with view over the rear. Picture rail.

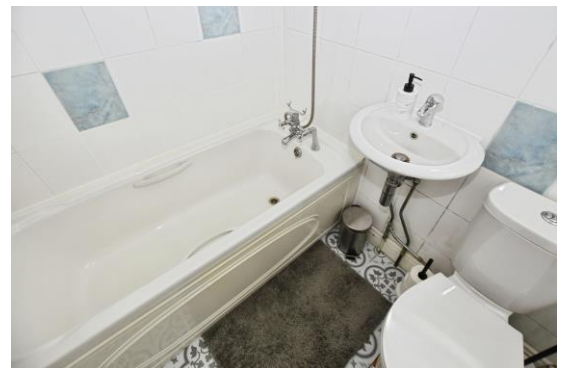


Bathroom

Comprising 3 piece suite. Panelled bath, mixer tap with shower over. Low level w/c. Wash-hand basin. Obscure glazed window. Tiled walls. Chrome fitted radiator.

Step up to the Landing

Access to loft area.



Master Bedroom – 4.75m x 2.97m (15'7" x 9'9")

uPVC double glazed windows. Built-in double wardrobes with mirror fronted sliding doors. Picture rail. TV point.

Bedroom 2 – 3.08m x 2.76m (10'1" x 9'1")

Wooden flooring. Single panelled radiator. uPVC double glazed window. Built-in storage cupboard with shelving.

Outside

Patio area. Bin walk through area. Garden that has a paved patio area, level garden which is approximate 160ft. It has an outhouse at the back.

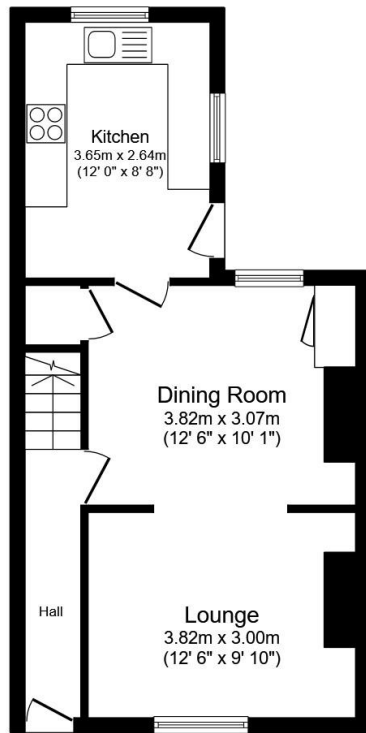
Agent's Note

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

EPC Rating: 'C'

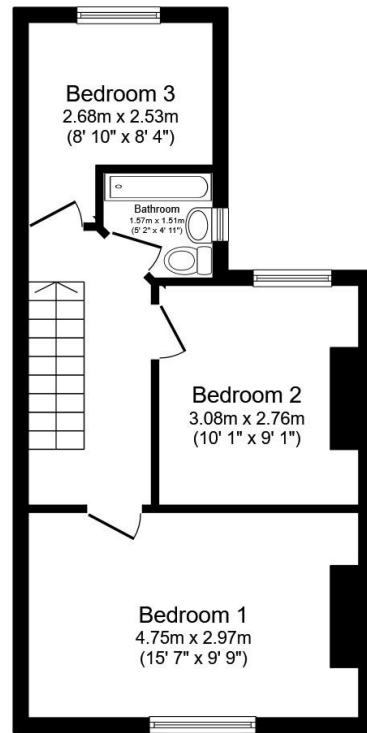
Long Term Flood Risk: Very Low





Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.)



First Floor

Floor area 39.0 sq.m. (420 sq.ft.)

Total floor area: 78.0 sq.m. (840 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

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		90 B
81-91	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.

S712 Ravensworth 0191 917 9331