

**SAMPLE  
MILLS**



**Princess Road  
Kingsteignton  
Newton Abbot  
Devon**

**£315,000**

**FREEHOLD**





**Princess Road, Kingsteignton,  
Newton Abbot, Devon**

**£315,000 freehold**

A spacious detached 3 bedroom bungalow occupying a level location in the sought after area of Kingsteignton providing easy access for all local facilities to include shops, schools, pubs, restaurants and health centre. It also has easy access to the A380 to Torquay and Exeter, as well as Newton Abbot town centre and the main rail line to London Paddington.

The spacious accommodation comprises entrance porch leading to the hallway, 3 bedrooms, shower room, lounge/dining room, kitchen and conservatory.

Further benefits include gas central heating, uPVC double glazing, ample off road parking, garage plus gardens front and rear.

Viewing is highly recommended.



uPVC part glazed door with side windows to:

### Entrance Porch

uPVC part glazed door leading to:

### Hallway

Spacious hallway. Storage cupboard. Radiator. Access to loft area.

**Lounge/Bedroom 1 - 4.39m max x 3.43m max (14'5" max x 11'3" max)**

uPVC double glazed bay window to the front. Radiator.



### Shower Room

Obscure uPVC double glazed window to the side. Walk-in shower with a pull down seat aid. Low level w/c. Wash-hand basin. Fully tiled. Heated towel rail.



**Bedroom 2 - 3.58m max x 3.43m max (11'9" max x 11'3" max)**

uPVC double glazed window to the front. Built-in wardrobes. Radiator.

**Bedroom 3 - 3.58m max x 3.15m max (11'9" max x 10'4" max)**

uPVC double glazed window to the front. Radiator.



**Kitchen - 3.25m max x 2.06m max (10'8" max x 6'9")**

uPVC double glazed window to the front. Range of matching wall and base units. Breakfast bar area. Stainless steel sink unit. Space for freestanding oven. Extractor over. Plumbing for washing machine. Wall mounted boiler. Door leading to the Conservatory.

**Lounge/Dining Room - 4.88m max x 3.43m max (16'0" max x 11'3" max)**

uPVC double glazed window to the rear. Feature fireplace. Storage cupboard. Radiator.

**Conservatory - 3.58m max x 3.25m max (11'9" max x 10'8" max)**

Spacious conservatory which currently houses the washing machine, fridge and freezer. Doors leading to the rear garden.



**Garage - 4.72m x 2.44m (15'6" x 8'0")**

Up and over door. Window. Door to the rear.

### Outside

To the front of the property, wrought iron gates lead to the driveway with ample off road parking. Lawn with mature shrubs bordering.

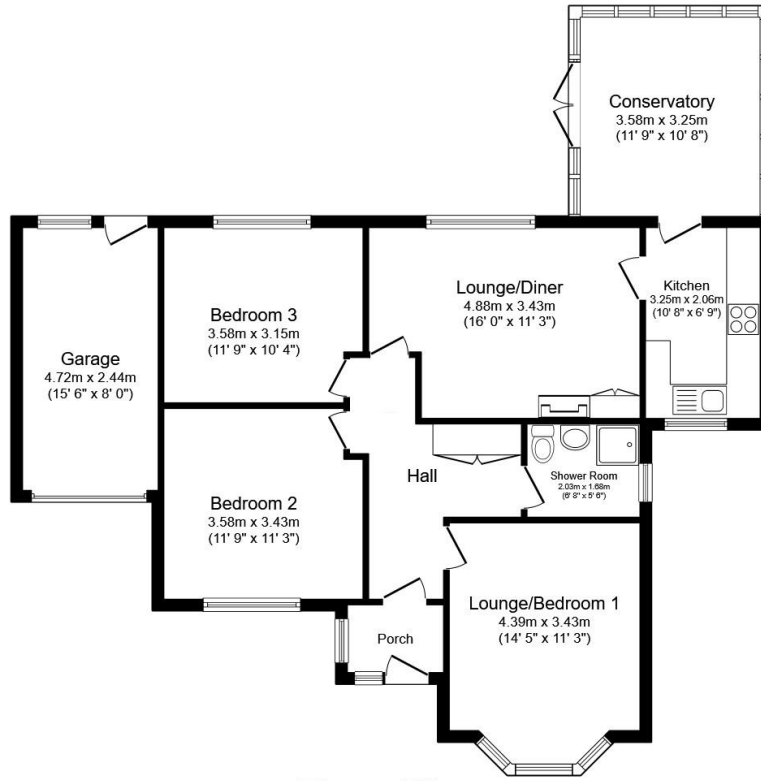
To the rear of the property, there is an enclosed garden which is laid to lawn, trees and shrubs, patio area alongside the property, access to the front.

### Agents Note

Council Tax Band: 'C' £2012.73 for 2023/24

EPC Rating: 'D'





### Floor Plan

Total floor area 100.3 m<sup>2</sup> (1,080 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



3 Bank Street  
 Newton Abbot  
 TQ12 2JL

**Tel: 01626 367018**  
 sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	59   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.