

**SAMPLE  
MILLS**



**Ash Road  
Kingsteignton  
Newton Abbot  
Devon**

**£255,000**  
FREEHOLD





Ash Road, Kingsteignton, Newton Abbot, Devon

**£255,000 freehold**

A Semi-Detached 3 bedroom property situated in the prominent part of Kingsteignton providing easy access to all local amenities to include the A38, A380, M5 motorway and other facilities to include shops, schools, shopping centre, public houses, doctors, and the main rail station in Newton Abbot to London Paddington, which runs daily.

The property is sold with **NO CHAIN** and comprises entrance vestibule, lounge/dining room, recently fitted kitchen, 3 bedrooms and bathroom.

The property benefits from gas central heating, it has double glazing, allocated parking and gardens front and rear.

Viewing is highly recommended.





uPVC double glazed door to:

### Entrance Vestibule

Louvre doors to gas/electric consumer meter. Arch through to:

### Lounge/Diner

**Lounge Area – 4.26m x 4.12m (14'0" x 13'6")**

Open planned. Two double panelled radiators. TV point. uPVC double glazed window looking to the front. Textured ceiling. Understairs storage area.



**Dining Area – 3.22m x 2.08m (10'7" x 6'10")**

uPVC double glazed patio doors onto the rear garden. Single panelled radiator. Textured ceiling. Door off to:



**Kitchen – 3.22m x 1.88m (10'7" x 6'2")**

Recently refitted. Range of fitted base units with wooden effect worktop areas. 4 ring gas hob. Built-in single oven. Stainless steel splash back with canopy over. Range of wall mounted cupboards. Power points. Plumbing for washing machine. Stainless steel drainer with mixer tap over. Storage cupboards. uPVC double glazed window looking over the rear. LED light. Smoke detector.

### Open plan staircase leading to the landing

Wooden balustrade. Access to loft area. Airing cupboard with Logic boiler serving hot water and central heating system, shelving. Doors off to:



**Bedroom 1 – 4.11m x 2.60m (13'6" x 8'6")**

Single panelled radiator. uPVC double glazed windows. Recessed area. Textured ceiling.

**Bedroom 2 – 2.26m x 2.02m (7'5" x 6'8")**

Facing the rear. uPVC double glazed window. Single panelled radiator.



**Bedroom 3 – 2.92m x 1.80m (9'7" x 5'11")**

uPVC double glazed window. Single panelled radiator.

**Bathroom – 1.88m x 1.56m (6'2" x 5'1")**

3 piece suite. Panelled bath. Wash-hand basin. Low level w/c. Tiled walls. Fitted Mira shower. Obscure glazed windows. Radiator. Circular light. Wooden effect flooring.

### Outside

To the front of the property, there is a path leading to the front door with a gravelled area and path leading to the side gate providing access to the rear.

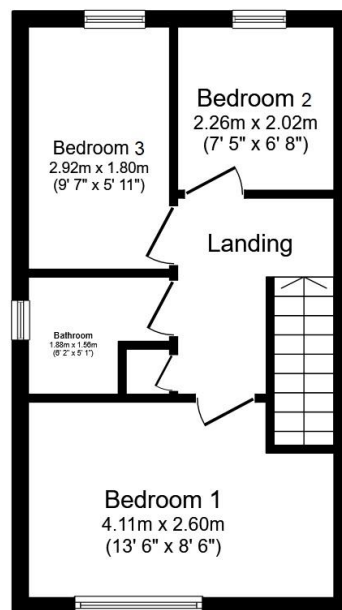
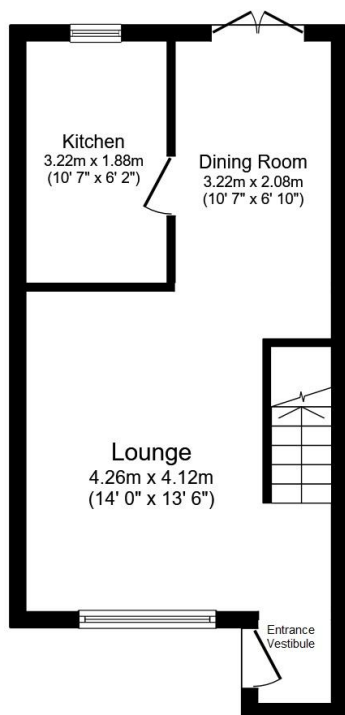
The level rear garden comprises patio area with lawned garden and fence surround and side access.



### Agents Note

Council Tax Band: 'C' £2115.15 for 2024/25

EPC Rating: 'C'



**TOTAL: 62.7 m<sup>2</sup> (675 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		85   B
69-80	C	70   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.

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