

**SAMPLE
MILLS**



**Amberley Gardens
Kingsteignton
Newton Abbot
Devon**

£760,000
FREEHOLD





**Amberley Gardens, Kingsteignton,
Newton Abbot, Devon**

£760,000 freehold

This executive detached family home is set within a small select development just off Broadway Road in Kingsteignton, built by local builders, to a high specification and exacting standard. The property has easy access for all local amenities, including shops, primary school, doctor's surgery, etc. The A380 expressway is only a short distance away providing easy driving access to Exeter, the M5 motorway and beyond, whilst also having the benefit of the main rail line station London Paddington just a short drive away.

The internal accommodation is laid over 3 levels and comprises entrance hall, downstairs cloakroom, study, lounge, large kitchen/dining room with integrated appliances and bi-fold doors onto the rear garden and utility room on the ground floor. On the first floor there are 4 bedrooms, one with en-suite shower room, plus there is a separate family bathroom. The second floor comprises master bedroom with en-suite shower room and separate dressing room.

Further benefits include underfloor heating throughout the property, uPVC double glazing, garage, off road parking and a good sized rear garden backing onto fields.

Viewing is highly recommended to appreciate the property on offer.



GROUND FLOOR

Part double glazed composite door with matching side screen opening through to:

Entrance Hall

Tiled floor. Built-in shelved storage cupboard. Digital central heating thermostat. Staircase rising to first floor. Inset spotlights. Door through to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splash back. Extractor fan. Inset spotlights. Tiled floor.

Lounge – 5.34m x 4.04m (17'6" x 13'3")

uPVC double glazed windows to two aspects overlooking the front. Internet TV point.

Study/Dining Room – 4.38m x 2.67m (14'4" x 8'9")

uPVC double glazed window to front.

Kitchen/Dining Room – 8.66m x 4.16m (29'1" x 13'8")

Kitchen Area

1½ bowl inset drainer sink unit with mixer taps. Comprehensive range of fitted wall and base units. Tiled worktop surface areas incorporating splash backs. Integrated wine rack. Integrated fridge/freezer. Integrated dishwasher. Built-in 4 ring electric hob with extractor hood above. Built-in electric single oven. Built-in microwave. Built in warming drawer. Inset spotlights. 2 x built-in Bluetooth (Systemline) speakers. Tiled floor. uPVC double glazed window overlooking the rear.

Dining Area

Tiled floor. Inset spotlights. Double glazed bi-folding doors opening onto the rear garden.

Utility – 2.97m x 2.50m (9'9" x 8'2")

1½ bowl stainless steel sink unit with mixer taps. Worktop surface areas with base units below and incorporating splash backs. Plumbing for washing machine. Space for further appliances. uPVC double glazed window to rear. Inset spotlights. Extractor fan. Tiled floor. Half double glazed door to the rear garden. Courtesy door through to the garage.

FIRST FLOOR LANDING

Built-in shelved cupboard. Staircase rising to the second floor.

Bedroom/Family Room – 4.65m x 4.38m (15'3" x 14'4")

Built-in wardrobes. Power points with USB points. uPVC double glazed window to two aspects overlooking the front.

Bedroom – 5.34m x 4.04m (17'6" x 13'3")

uPVC double glazed window to two aspects overlooking the front. Power points with USB points. Door to:

En-Suite Shower Room

Tiled shower cubicle with fitted shower and concealed lighting. Inset wash-hand basin with cupboard space below. Low level w/c. Partly tiled walls. Extractor fan. Inset spotlights. Tiled floor. Night sensor.

Bedroom – 4.16m x 3.60m (13'8" x 11'10")

uPVC double glazed window to rear. Power points with USB points.

Bedroom – 3.00m x 2.73m (9'10" x 8'11")

uPVC double glazed window overlooking the rear. Wall mounted TV point with USB socket.

Bathroom

Freestanding bath with fitted shower. Inset wash-hand basin with drawer space below. Low level w/c. Walk-in shower cubicle with fitted shower. Partly tiled walls. Heated towel rail. Tiled floor. Obscure uPVC double glazed window. Inset spotlights. Extractor fan. Night sensor.

STAIRCASE RISING TO SECOND FLOOR LANDING

Walk-in storage cupboard. Door to:

Master Bedroom – 6.55m x 5.25m (21'6" x 17'3")

uPVC double glazed window to two aspects overlooking the front and enjoying distant countryside views. Within the bay windows, one has a built-in storage area with cupboard space and the other has a dressing table with drawer space and shelving. Inset spotlights. Wall light points. Door to:

Dressing Room – 3.55m x 2.70m (11'8" x 8'10")

Fitted wardrobes and fitted shelving with drawer space below. Double glazed Velux window. Door opening through to further storage area. Door to:

En-Suite Shower Room

Walk-in shower area with fitted shower. Inset wash-hand basin with drawer space below. Low level w/c. Heated towel rail. Fully tiled walls. Inset spotlights. Shaving point. Extractor fan. Tiled floor. Night sensor.

Garage – 5.62m x 2.97m (18'5" x 9'9")

Remote control up and over door. Power and light. Tank. Control panel for the underfloor electric heating which serves the whole house.

OUTSIDE

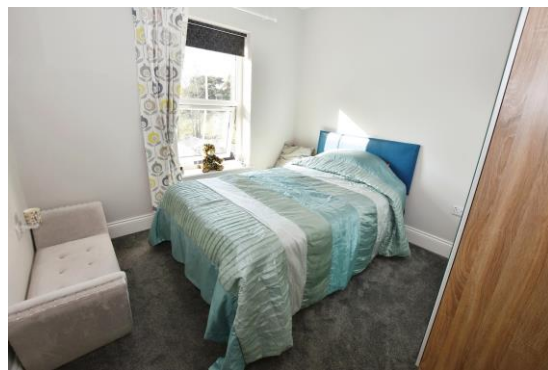
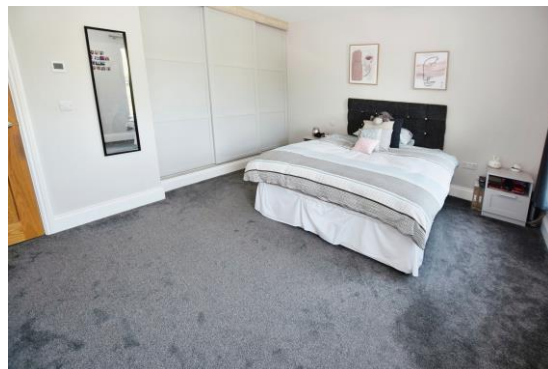
There are three areas stocked with bushes, flowers and plants. There is a side gate front the front with a side path providing access to the rear, which has an area laid to patio where there is an outside tap, outside lighting and outside power, onto a garden predominately laid to lawn backing onto open countryside, where there is also a garden shed. In addition, there is a further side gate providing access back to the front from the other side. In addition there is a garage plus off road parking.

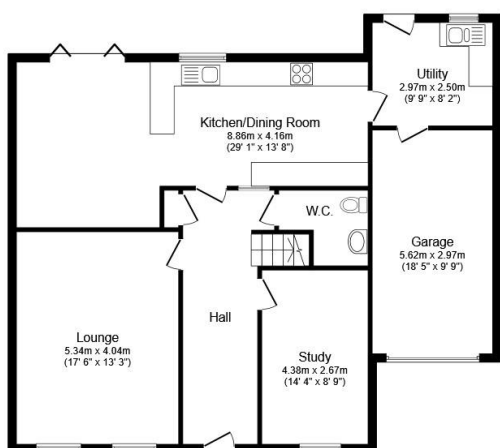
AGENTS NOTE

Council Tax Band: 'F' £3437.13 for 2024/25

EPC Rating: 'B'

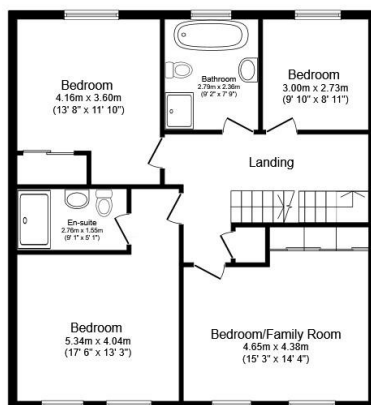
Long Term Flood Risk: Very Low





Ground Floor

Floor area 110.6 m² (1,190 sq.ft.)



First Floor

Floor area 84.7 m² (912 sq.ft.)



Second Floor

Floor area 63.9 m² (688 sq.ft.)

TOTAL: 259.2 m² (2,790 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	83 B	89 B
69-80	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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