

**SAMPLE
MILLS**



**Orchid Avenue
Kingsteignton
Newton Abbot
Devon**

£310,000
FREEHOLD





**Orchid Avenue, Kingsteignton,
Newton Abbot, Devon**

£310,000 freehold

A 2 bedroom Semi-Detached Bungalow situated in the popular level cul-de-sac location of Kingsteignton with easy access for all local amenities to include schools, doctors, shops, the A380, A38, M5 motorway and the main rail line to London Paddington which runs daily from Newton Abbot.

The internal accommodation comprises entrance porch leading to entrance hall, lounge, improved kitchen with built-in electric hob and electric oven, 2 double bedrooms and improved shower room.

Further benefits include gas central heating, uPVC double glazing, garage, off road driveway parking plus ease of maintenance gardens.

Viewing is recommended.



uPVC half double glazed door opening through to:

Entrance Porch

uPVC double glazed. uPVC half double glazed door providing access to the rear garden. uPVC double glazed door to:

Entrance Hall

Cupboard housing meters. Double panelled radiator. Coving to ceiling. Hatch to the roof space. Built-in shelved cupboard.

Lounge – 4.60m x 3.50m (15'1" x 11'6")

Coal effect living flame fitted gas fire set within feature fireplace on hearth with mantle surround. Double panelled radiator. TV point. uPVC double glazed window to front. Two wall light points.

Kitchen – 3.00m x 3.00m (9'10" x 9'10")

Improved kitchen. Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob. Built-in electric oven. Plumbing for washing machine. Space for fridge. Worktop surface areas incorporating splash backs and tiles. uPVC double glazed window to two aspects overlooking the side. Single panelled radiator. Coving to ceiling. Serving hatch through to the lounge. Combi boiler for hot water and central heating system.

Bedroom 1 – 3.50m x 3.50m (11'6" x 11'6")

Single panelled radiator. Built-in wardrobe. uPVC double glazed window overlooking the rear. Coving to ceiling.

Bedroom 2 – 3.50m x 3.00m (11'6" x 9'10")

Double panelled radiator. uPVC double glazed window overlooking the rear. Coving to ceiling.

Shower Room and w/c – 1.92m x 1.79m (6'4" x 5'11")

Improved shower room. Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Panelling to walls. Obscure uPVC double glazed window. Heated towel rail.

Garage – 5.60m x 2.50m (18'4" x 8'2")

Metal up and over door. Power and light.

Outside

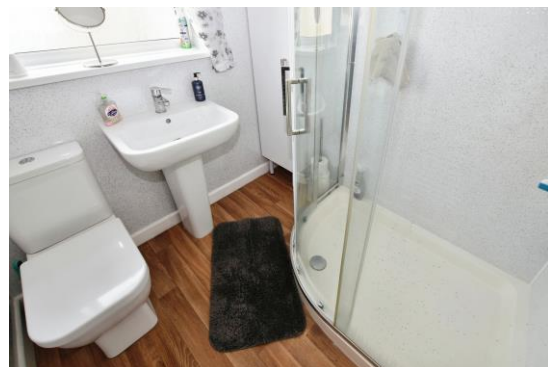
To the front of the property, there is a raised seating area. There is also an area laid to patio and outside tap. A courtesy gate provides access to the rear, where there are areas laid to gravel and improved areas predominately laid to patio. There is also a garden shed, outside lighting and outside power. In addition, there is a garage plus off road driveway parking.

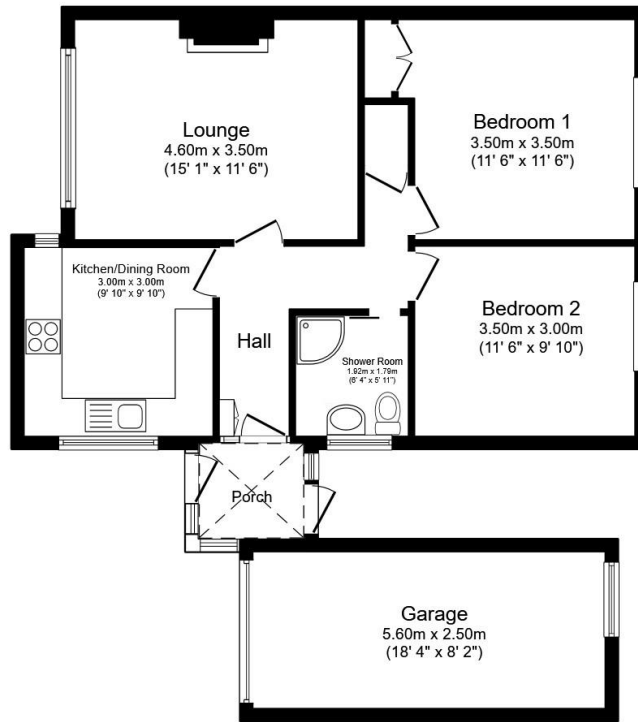
Agents Note

Council Tax Band: 'C' £2216.39 for 2025/26

EPC Rating 'D'

Long Term Flood Risk: Very Low





Floor Plan

Floor area 78.3 m² (842 sq.ft.)

TOTAL: 78.3 m² (842 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
69-80	C		
55-68	D	65 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.