

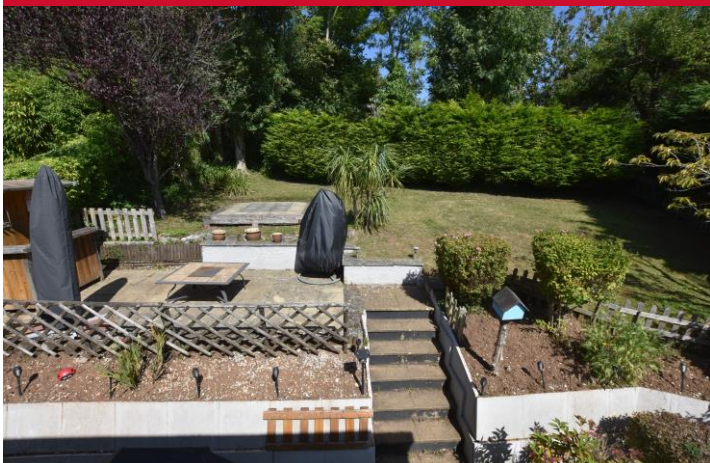
**SAMPLE  
MILLS**



**Falkland Drive  
Kingsteignton  
Newton Abbot  
Devon**

**£380,000**

FREEHOLD







## Falkland Drive, Kingsteignton, Newton Abbot, Devon

**£380,000 Freehold**

A 5 bedroom Detached property, laid over 3 levels, situated in a cul-de-sac in the popular area of Kingsteignton providing easy access for all local facilities. The property enjoys some outstanding views over the surrounding countryside towards Dartmoor. The accommodation has generous size living accommodation and ideal for a growing family.

The accommodation internally comprises entrance hallway, master bedroom with built-in wardrobes and en-suite on the ground floor. On the first floor, there is a lounge/diner with feature fireplace, modern kitchen with integrated fridge/freezer, dishwasher and washing machine, together with built-in 4 ring gas hob with extractor hood above and electric oven beneath, 2 bedrooms plus shower room and WC. The second floor comprises 2 further bedrooms both enjoying far reaching views over towards Newton Abbot, Haytor and Dartmoor beyond.

Further benefits include uPVC double glazing, gas central heating, an integral garage, ample off road parking for several cars and gardens front, side and rear with built-in barbeque/bar area and a garden shed.

Viewing of this property is highly recommended for those seeking a spacious family home in a very convenient location providing easy access for all local facilities to include A38, A380, M5 motorway whilst also having easy connections to the main rail line to London Paddington.





Composite double glazed door opening through to:

### Entrance Hall

Laminate flooring. Radiator. Staircase rising to first floor. Oak door through to:

### Bedroom 1 – 3.53m x 3.40m (11'7" x 11'2")

Built-in wardrobes. Double panelled radiator. uPVC double glazed window to front. Coving to ceiling. Door to:

### En-Suite Shower Room

Tiled shower area with fitted shower. Pedestal wash-hand basin. Low level WC. Heated towel rail. Tiled floor. Partly tiled walls. Extractor.

### First Floor Landing

Staircase rising to the second floor. Built-in airing cupboard housing tank. Oak door opening through to:

### Lounge/Dining Room – 8.00m x 3.45m (26'3" x 11'4" narrowing to 8'9")

Coal effect electric fire set within feature fireplace on tiled hearth and mantle surround. Radiators x 2. Laminate flooring. Dado rail. Picture rail. uPVC double glazed window to front. Central heating thermostat. TV point. uPVC double glazed double doors to the rear garden.

### Kitchen – 2.84m x 2.59m (9'4" x 8'6")

Inset 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splashbacks. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Inset spotlights. Digital timer control box for hot water and central heating system. uPVC double glazed window overlooking the rear. Laminate flooring. uPVC double glazed door to outside.

### Bedroom 5 – 2.90m x 2.03m (9'6" x 6'8")

'L' shaped. Single panelled radiator. uPVC double glazed window overlooking the front and enjoying distant views over the countryside and Dartmoor beyond.

### Bedroom 4 – 2.84m x 1.70 (9'4" x 5'7")

Single panelled radiator. uPVC double glazed window overlooking the rear aspect.

### Shower Room and WC

Built-in shower cubicle with screen and fitted shower. Inset wash-hand basin with cupboard space below. Low level WC. Heated towel rail. Obscure uPVC double glazed window.

### From the landing the staircase rises to the second floor landing

Door to:

### Bedroom 3 – 6.02m x 3.05m (19'9" x 10'0" restricted head height)

uPVC double glazed window to rear. Single panelled radiator. Eaves storage. Laminate flooring. Double glazed Velux window to front enjoying far reaching views over towards Newton Abbot, Haytor and Dartmoor beyond. Inset spotlights.

### Bedroom 2 – 6.02m x 3.43m (19'9" x 11'3" restricted head height)

uPVC double glazed window to rear. Double glazed Velux window overlooking the front enjoying far reaching views over towards Newton Abbot, Haytor and Dartmoor beyond. Laminate flooring. Eaves storage. Inset spotlights.

## OUTSIDE

To the front of the property, there is ample off road parking and outside lighting and a small garden with bushes. There is a gate with a garden to the side which is lawned with steps leading upto the rear.

To the rear of the property, there is an area that has been laid to patio with steps up to a garden which is predominately laid to lawn, gently sloping where there is a further area laid to patio and built-in barbeque/bar area. There is also an abundance of various trees, bushes, conifers, plants and shrubs. There is a garden shed. There is outside lighting and outside tap. There is an integral garage plus off road parking for several cars.

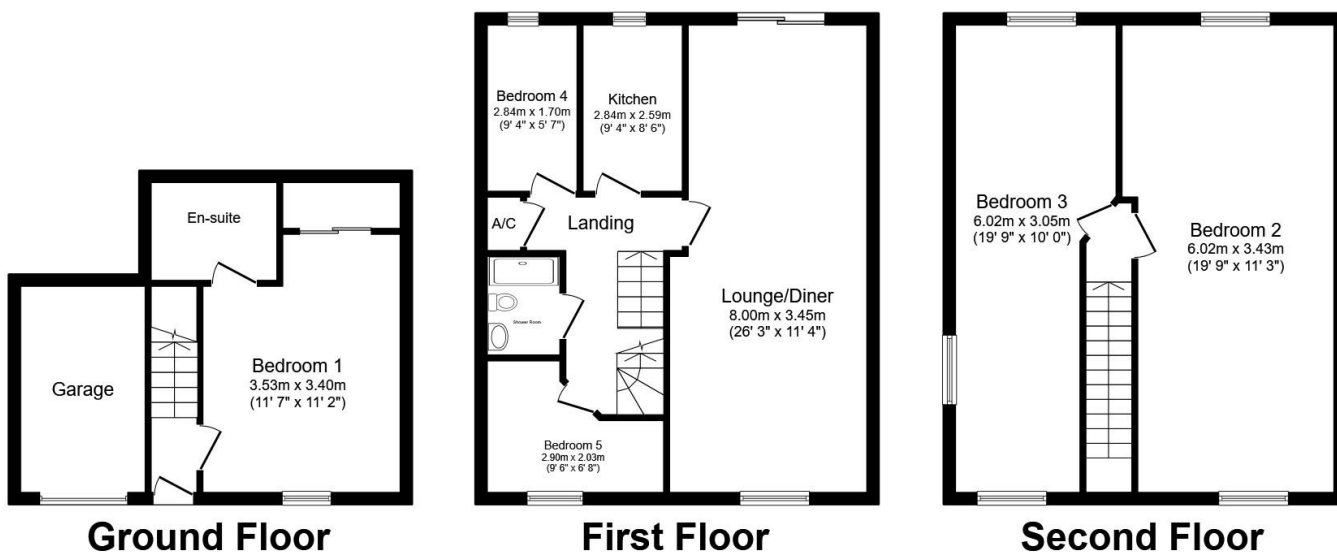
## AGENTS NOTE

Council Tax Band: 'D' £2493.44 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Total floor area 134.4 sq.m. (1,446 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	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.