



## Sandygate, Kingsteignton

3x  1x 

ENERGY  
RATING  
D67

- Video Walk-through Available
- Link-Detached House
- 3 Bedrooms
- Spacious Lounge/Diner & Conservatory
- Modern Kitchen

- Family Bathroom
- Front & Rear Gardens
- Garage & Driveway Parking
- Cul-de-sac Position
- Popular Location

**Guide Price:**  
**£375,000**  
FREEHOLD

87 Sandygate Mill, Kingsteignton, Newton Abbot, TQ12 3PE - Draft



## 87 Sandygate Mill, Kingsteignton, Newton Abbot, TQ12 3PE

With a sleek modern interior this superb link detached house occupies a tucked away position on the highly regarded Sandygate Mill development on the Exeter side of Kingsteignton.

With a lovely level and fully enclosed garden at the rear designed with ease of maintenance in mind with use of artificial grass and paving with a raised bed adding some colour the property has an attached garage and driveway approach providing parking.

Ideal for the commuter the A380 South Devon link road is within a mile's drive whilst the A38 Devon Expressway is around 2.5 miles drive. Within easy reach are a selection of local amenities including both primary and secondary schools, various shops, takeaways, places of worship, public houses/restaurants, outdoor swimming pool, and sports facilities. The neighbouring market town of Newton Abbot is approximately 3 miles' drive with its excellent range of facilities, high street stores and mainline railway station.

### **The Accommodation:**

Stepping inside the interior is immaculate and finished with neutral tones and modern floor coverings. Off the entrance hall is an understairs cupboard and a useful guest cloakroom with updated white suite of basin and low-level WC. The light and airy living room has plenty of space for lounge furniture and a dining table and chairs with a patio door at the rear opening to a uPVC frame conservatory extension leading onto the rear garden. The kitchen overlooks the rear garden has an external door to a covered walkway between the house and the garage and is fitted with an up the minute selection of handleless, white, high gloss cabinets and contrasting countertops with an inset hob sink undercounter oven and fitted canopy.

On the first floor are 3 bedrooms and a first-class modern bathroom.

### **Outside:**

Open plan lawned garden at the front. Smart, level and fully enclosed rear garden ideal for entertaining with artificial grass, paving, and inset planting including a couple of fruit trees.

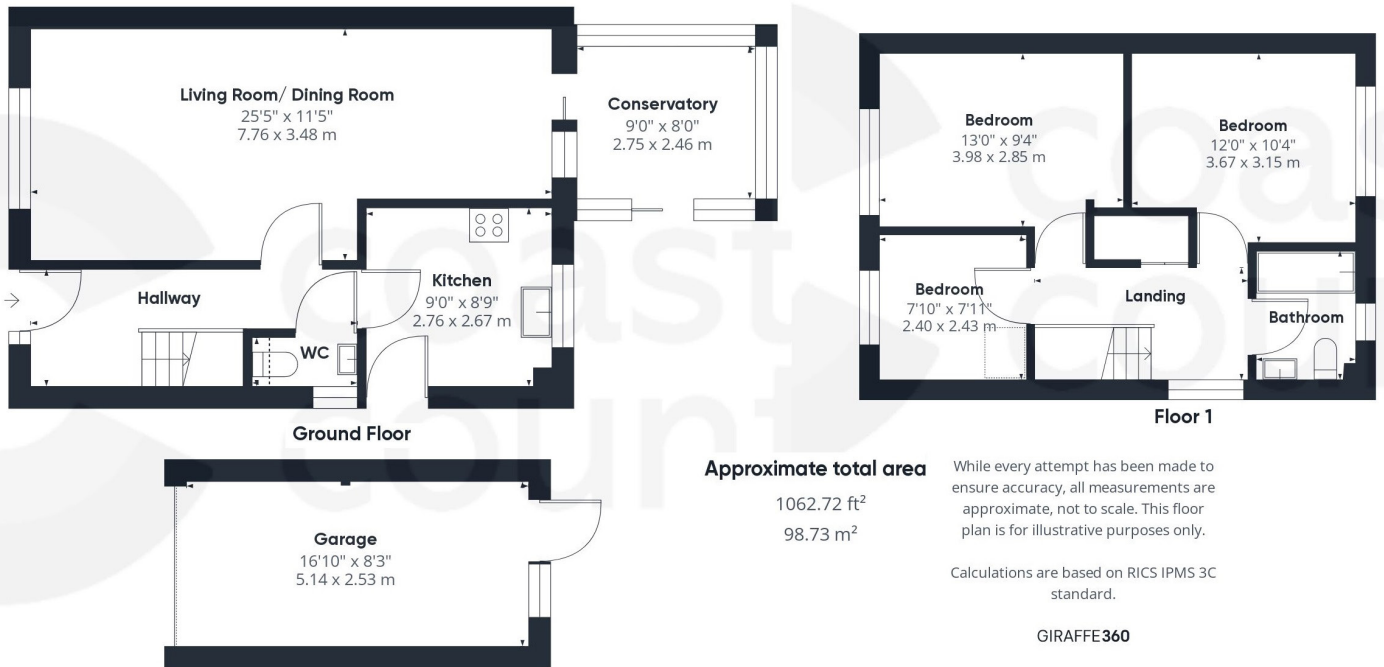
### **Parking:**

Attached garage with power and light connected and door into the rear garden.

### **Directions:**

From the Penn Inn roundabout take the A380 towards Exeter. At the second exit take the slip road and at the T junction turn left. Take the first right into Sandygate Mill and the property will be found off to the left hand side.





**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.