



## Kingsteignton, Newton Abbot

3x  3x 

ENERGY  
RATING  
D61

- Video Walk-through Available
- Attractive Barn Conversion
- 3 Bedrooms (1 en-suite)
- 3 Bath/Shower Rooms
- Light and Airy Lounge

- Spacious Kitchen/Diner
- Level Garden
- 2 Allocated Parking Spaces
- Semi-Rural Position
- Early Viewings Recommended

**Guide Price:**  
**£435,000**  
FREEHOLD



# Teigngrace, Sampsons Farm, Kingsteignton, TQ12 3PP



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER



# Teigngrace, Sampsons Farm, Kingsteignton, TQ12 3PP

A charming three-bedroom stone built barn conversion enjoying lovely views over neighbouring countryside and situated within a picturesque area of Sampsons Farm in a semi rural setting on the edge of the highly sought-after town of Kingsteignton. With an abundance of charm, this delightful home boasts spacious, modernised and very well presented accommodation with three bedrooms, master en-suite, light and airy lounge and kitchen diner/ family area, bathroom and downstairs shower room/utility. Gas fired central heating and wood framed double glazing are installed and outside there is a level garden backing onto fields and allocated parking. The property will appeal to a wide range of buyers looking for a character property in a countryside location and will make an ideal first purchase, family home, holiday home or investment for letting.

The quiet hamlet of Preston is located in a semi rural location with only a few houses and a working farm but within easy reach of Kingsteignton and Newton Abbot, both of which have a wide range of amenities. The larger market town of Newton Abbot which is located between the Dartmoor National Park and the bays and beaches of the South Devon coast, offers a wide range of everyday amenities including supermarkets, a bustling shopping centre with a range of shops, restaurants, weekly markets, cafes and pubs. It also offers a mainline railway station (direct service to London Paddington commuter train 2.5hrs) and convenient road links via the A380 dual carriageway linking to the M5 at Exeter. The cathedral city of Exeter is 15 miles away, it has excellent communication links to London, Cornwall and the Midlands, including two main line train stations and an international airport.

## The Accommodation:

A hardwood part obscure glazed entrance door leads a spacious hallway with tiled flooring and stairs to first floor. The lounge is a light and spacious room with hardwood double glazed window to front. The kitchen/ diner/family room is a bright dual aspect room with two windows to front and further window to side, tiled flooring and extensively fitted with a modern range of wall and base units with rolled edge worksurfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, fridge freezer and dishwasher. There is also a shower room/utility with corner shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled flooring, under stairs cupboard and utility cupboard housing plumbing for washing machine and wall mounted gas boiler.

Upstairs on the first floor the landing has a double glazed window and bedroom one has double glazed windows to front and side and hardwood part obscure glazed door to outside. There is an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled flooring and obscure double glazed window. Bedroom two has double glazed windows to front and side and bedroom three has a double glazed window to rear. The bathroom has a white suite comprising panelled bath with mixer tap, shower over, screen and tiling to surround, low level WC, pedestal wash basin and heated towel rail.

## Parking & Gardens:

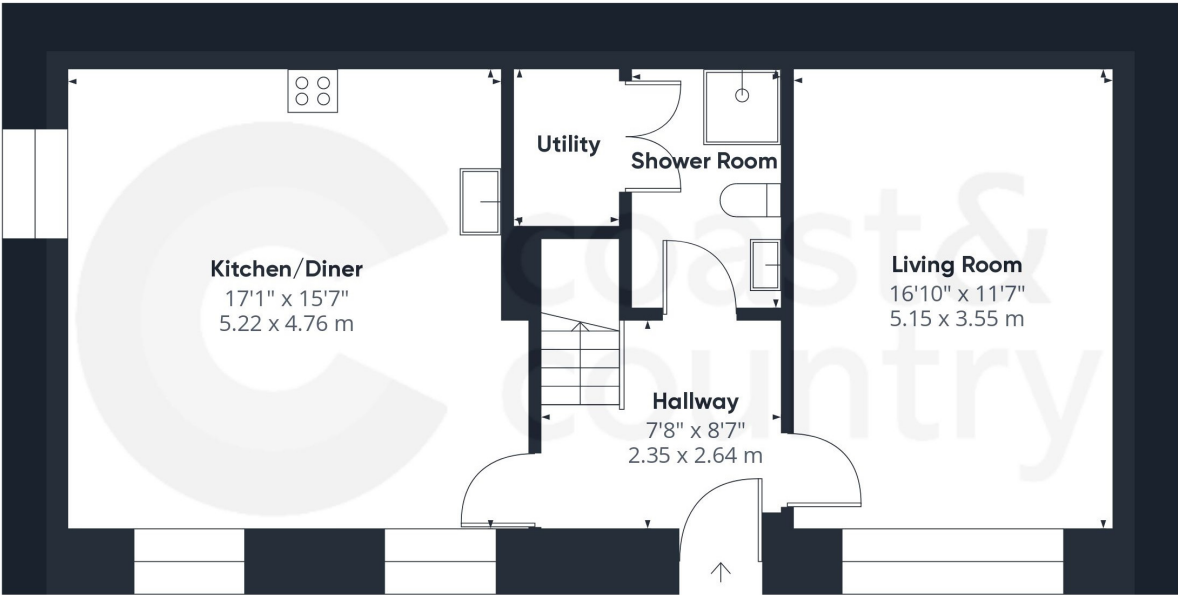
Outside to the front of the property there is a gravelled driveway with 2 allocated parking spaces. Gate and path at side lead to the rear garden which adjoins open countryside to the rear and has lovely rural views whilst enjoying a sunny aspect and is easy to maintain with paved patio and level lawn.

## Directions:

From Newton Abbot Penn Inn roundabout take the A380 dual carriageway Exeter bound. From Penn Inn roundabout continue north on the A380 and take the 2nd exit for Kingsteignton. At the end of the slip road turn left onto B3195, past the Ten Tors Inn on the left. At the roundabout turn right into Strap Lane. At the next roundabout take the first exit left onto B3193. At the traffic lights and cross roads turn right, take the second left and the cottage can be found towards the end on the left.



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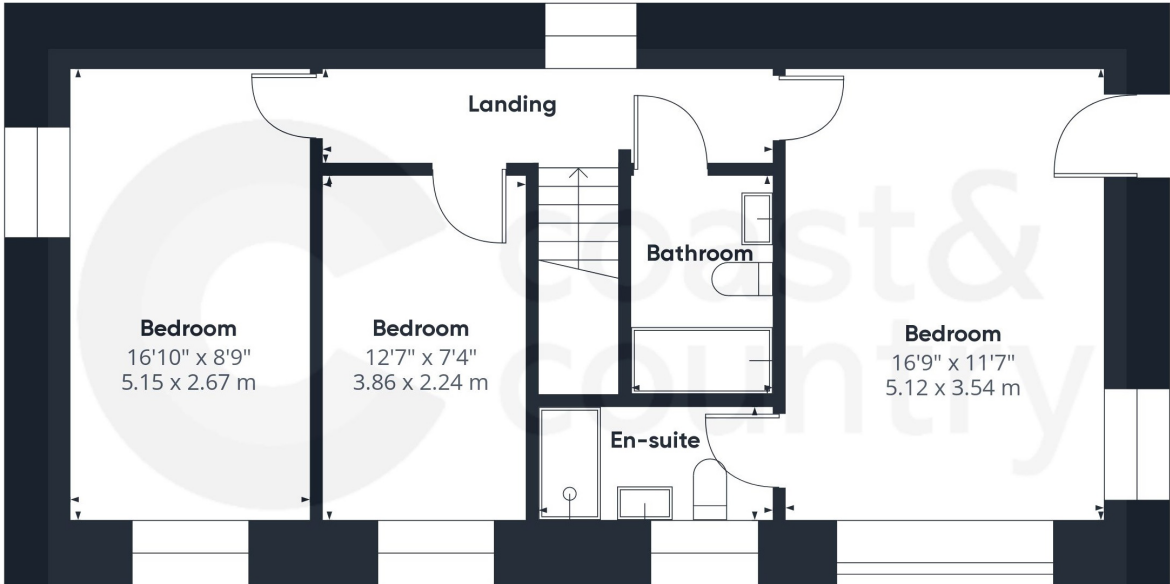


**Approximate total area**  
1226.32 ft<sup>2</sup>  
113.93 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Agents Notes:

Council Tax: Currently Band E  
Tenure: Freehold  
Service Charge: Currently approximately £39.50 pcm  
Mains water. Mains gas. Private drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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  $\pm$  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.