

SIMPLY GREEN

Sandygate Mill,
Kingsteignton



This lovely detached family home that has been upgraded and modernised offers spacious accommodation throughout & the added benefit of a conservatory, ample parking and garage.

The accommodation comprises 3 Bedrooms, Living Room, Kitchen, Conservatory, family Bathroom & WC.

This property is located within Kingsteignton, in the highly desirable area of Sandygate Mill.

The property is conveniently located close to the A380 for commuters to Exeter and Torbay.

Kingsteignton has various amenities, including a new primary school on the development, parish church, a variety of shops, outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities and a hospital.

A path leads to the front door past the low-maintenance front garden, with decorative shingle interspersed with plants and shrubs. Inside, the hallway has solid wooden flooring, a conveniently located downstairs WC and understairs storage. The living room is spacious and light, stylishly decorated, and an elegant fireplace with an attractive hearth and surround makes a lovely feature and is fitted with an electric wood burning style fire. An opening leads into the spacious conservatory, with ample space for a dining table and seating, it is a superb venue for a dinner party or family celebration.

The kitchen is lovely, with plenty of light marble effect worktops and a range of modern, shaker style kitchen units with matching wall cabinets. There is also a fitted range cooker and attractive, tiled splashbacks above all worktops. The floor is tile effect and there is an integrated dishwasher, with space and plumbing for a washing machine beneath the worktop, and room for a large, American style fridge/freezer.

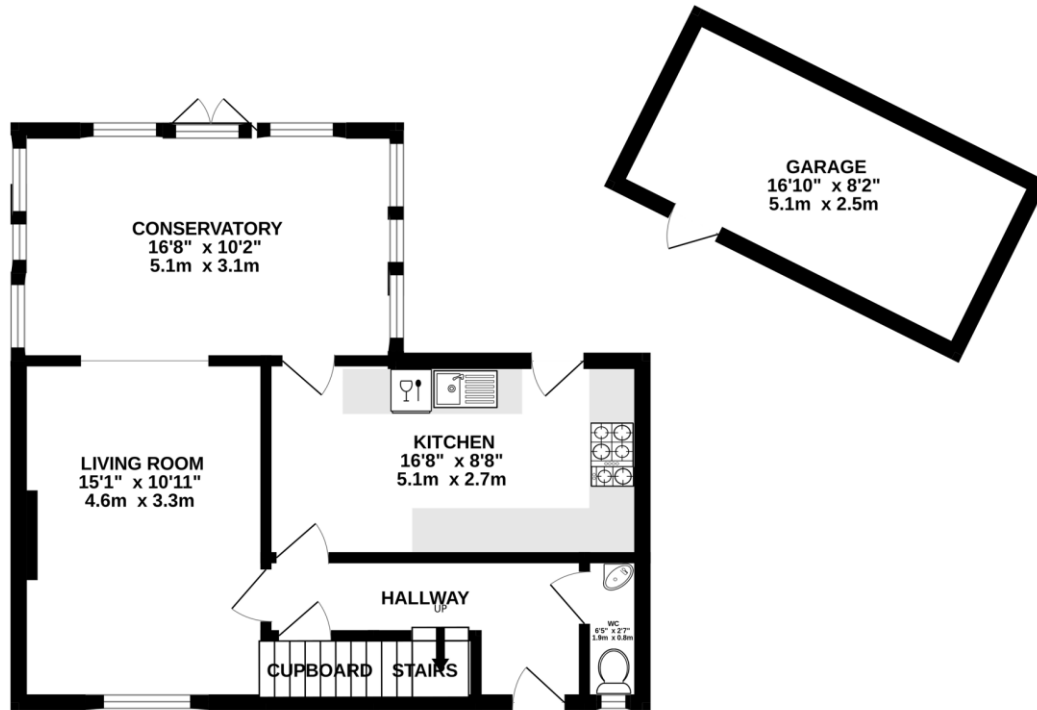
Upstairs, the family bathroom has been recently refitted and is beautifully tiled, has a panelled bath with a shower above, a basin and WC all in white. The landing is light and airy, with an airing cupboard that also houses the condensing combi boiler. There are three bedrooms, two doubles and a single, the master and bedroom 2 have the added benefit of fitted wardrobes.



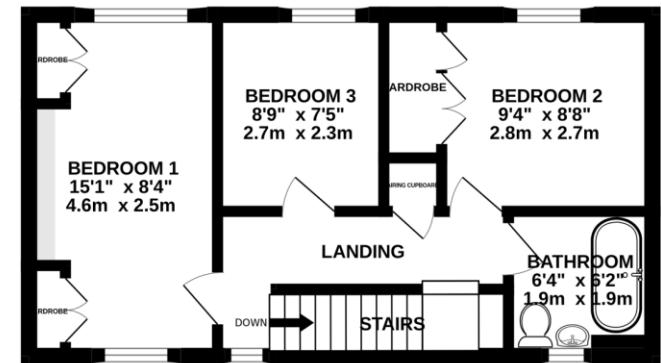


Floorplan

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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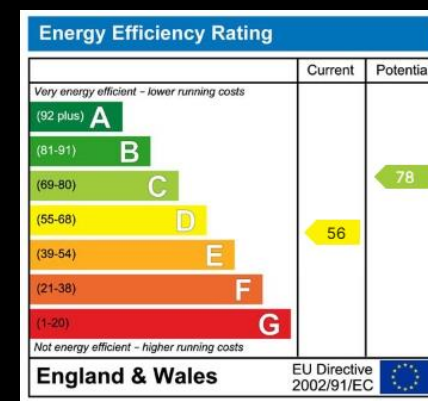


TENURE: Freehold
COUNCIL TAX BAND C

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

The rear garden is low-maintenance, with a slate-roofed gazebo, synthetic grass with areas of non-slip timber decking, making a superb children's playground, and a large paved patio area makes a great venue for outside dining, family barbecues or for sharing a bottle of wine or two with friends and family. There is a shed hidden away around the side of the property, and the adjacent garage has a side door into the garden. The garage has power, lighting and water, an up and over door, with storage in the roof space above, and the driveway in front provides additional parking for three cars.

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