



SIMPLY GREEN

Sandygate Mill,
Kingsteignton

This delightful detached family home is located on a popular estate within Kingsteignton, offering spacious accommodation throughout.

Accommodation comprises 4 bedrooms, 2 receptions, kitchen, bathroom & separate WC. Externally there is a driveway providing parking and an integral garage. The current vendors have also installed a detached home office in the rear garden and have updated electrics, windows, boiler kitchen and bathroom.

An internal viewing is essential!

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, an 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.

Accommodation

Canopy porch with external lighting and an obscure double glazed patterned door and side window leading to the entrance hallway with a staircase rising to the first floor and an understairs cupboard. Doors lead to principal rooms and an integral garage.

The accommodation continues to downstairs WC offering a uPVC obscure double glazed window, WC, vanity unit with a wash hand basin, tiled splashback and cupboards below.

The ground floor flows to the living room with twin aspect uPVC double glazed windows, a fitted electric fire and a set of wooden glazed double doors leading through to a separate dining room with spotlights and uPVC sliding patio doors leading to the rear garden. The kitchen has recently been upgraded by the current vendors providing a uPVC double glazed window overlooking the attractive garden, a single drainer single bowl sink inset with worktops and splashbacks. A range of modern high gloss base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a range style cooker with five ring gas hob and extractor hood above. There is also space for a tumble dryer, a washing machine, and an American-style fridge/freezer. Inset spotlights, tiled flooring and a uPVC obscure double glazed patterned door lead to the rear garden.

First floor accommodation

Galleried landing with access to the insulated loft space. The property offers four bedrooms. The master bedroom is double in size and found to the front of the property with a uPVC double glazed window and full width fitted wardrobes with hanging space and fitted shelving. The second and third bedrooms are both double sized rooms with uPVC double glazed windows overlooking the attractive rear garden and have built-in wardrobes.

The fourth bedroom is a generous sized single room with a uPVC double glazed window.

The modern family bathroom has an obscure uPVC double glazed window, a panelled bath with Victorian telephone style shower attachment, a separate shower cubicle, WC, vanity unit with wash hand basin and draws below, a wall mounted mirror front bathroom cabinet, wall mounted heated towel, an extractor fan and tiled flooring.

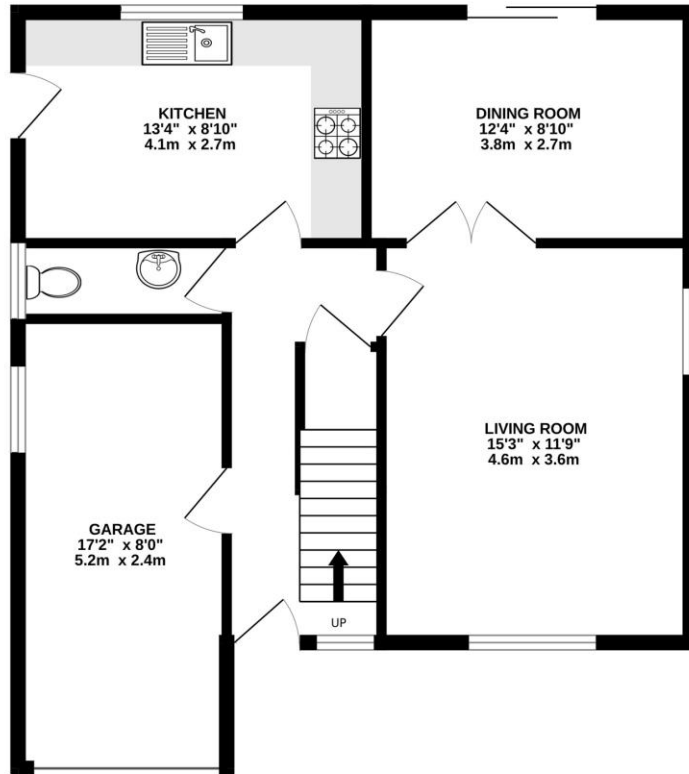




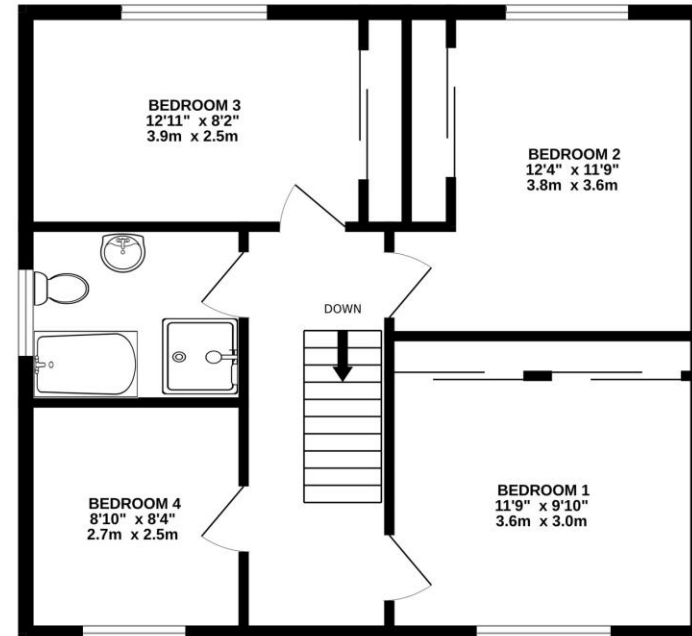


Floorplan

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.4 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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Outside

To the front of the property is a double width brick paved driveway providing parking for two vehicles and access to the integral garage via a rolltop door. A paved path and side gate with external lighting lead to the rear garden. The front garden has also been attractively landscaped by the current vendors incorporating a stone chipped garden area with feature flowerbeds and attractive plants.

The rear gardens are a real feature of the property which have been wonderfully presented, incorporating a paved patio area perfect for the family and friends and has access to the dining room via a set of double glazed patio doors. To the side of the property is a storage area.

Steps rise to level lawned garden with bordering flowerbeds incorporating attractive plants and shrubbery, a pond and water feature. The garden is boarded by brick walling and timber fencing. Timber shed. Steps lead to further patio area with bordering flowerbed and two steps rise to an attractive patio and a detached home office offering a set of uPVC double glazed double doors leading into the home office with double glazed windows, inset spotlights and power, making the ideal home office for someone or a gym.

A paved path to the side of the property leads to a uPVC obscure double glazed patterned door to the kitchen. The path continues with an outside tap and external lighting with a timber gate leading to the front. The garage has power and lighting and a wall mounted Worcester gas boiler, an obscure double glazed patterned window door and an electric roll top garage door. There is also a mezzanine level for storage, wall mounted cupboards and a radiator.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions

From the A380 heading towards Torquay, take the B3193 exit towards Kingsteignton/Chudleigh in 0.1 miles turn left onto the B3195 in 0.1 miles turn right onto Sandygate Mill. Continue for some distance passing the green and continue on this road where the property will be found on the right hand side.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

TENURE: Freehold
COUNCIL TAX BAND E

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.



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