

**SAMPLE  
MILLS**



**Firleigh Road  
Kingsteignton  
Newton Abbot  
Devon**

**£495,000**

**FREEHOLD**





**Firleigh Road, Kingsteignton,  
Newton Abbot, Devon**

**£495,000 freehold**

This spacious 3 bedroom Detached Bungalow, which is in need of modernisation, is situated in a quiet location with easy access to all amenities to include the A380, M5 motorway, pubs, schools, doctors, whilst also on a regular bus route into Newton Abbot town centre with its further range of amenities to include the main rail line to London Paddington.

The internal accommodation comprises entrance vestibule opening through to a reception hall, lounge with wood burner and bay window, kitchen/dining room with double sink unit, windows to two aspects and access to the rear garden, utility room, 3 double bedrooms (bedrooms 1 and 2 having patio doors to the front vestibule with outstanding far reaching views over the surrounding area towards Dartmoor), bathroom and a separate w/c.

Further benefits include uPVC double glazing, gas central heating, large gardens to the front and rear with five garden sheds and storage units, a large double garage with overhead storage plus a further garage and ample off road parking.

The property was built in the 1930's by the builder, who built Firleigh Road, to his own specification and has never come to the market until now.

Viewing is highly recommended.



### Entrance Vestibule

uPVC double glazed double doors with side screens opening through to:

### Reception Hall – 3.96m x 2.97m (13'0" x 9'9")

Telephone point. Double panelled radiator. Built-in storage cupboard. Hatch to the roof space. Door opening through to:

### Lounge – 3.73m x 3.71m (12'3" x 12'2")

Wood burner set within feature stone fireplace on hearth with mantle over. Double panelled radiator. TV point. uPVC double glazed box bay window to side. Picture rail. Door through to:

### Kitchen/Dining Room – 3.96m x 3.76m (13'0" x 12'4")

Double sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Space for fridge/freezer. uPVC double glazed windows to two aspects overlooking the side and rear. uPVC double glazed door to the rear garden. Double panelled radiator. Partly tiled walls. Opening through to:

### Utility Room

Plumbing for washing machine. Shelved airing cupboard housing the tank. Wall hung gas boiler and digital timer control for hot water and central heating system.

### Bedroom 1 – 4.04m x 3.66m (13'3" x 12'0")

Double glazed double doors to the front vestibule with far reaching outstanding views over the surrounding area and up towards Dartmoor and Haytor beyond. Tiled fireplace on hearth with mantle over. uPVC double glazed window to side. Double panelled radiator. Picture rail.

### Bedroom 2 – 4.19m x 3.66m (13'9" x 12'0")

Double panelled radiator. Double glazed French doors to the vestibule enjoying similar views to bedroom 1. uPVC double glazed window to side. Double panelled radiator.

### Bedroom 3 – 3.86m x 3.66m (12'8" x 12'0")

uPVC double glazed window overlooking the rear garden. Two built-in wardrobes with drawer space and cupboard space above. Single panelled radiator. Picture rail.

### Bathroom

Panelled bath. Pedestal wash-hand basin. Partly tiled walls. Obscure uPVC double glazed window. Double panelled radiator.

### Separate W/C

Low flush suite. Wall mounted wash-hand basin. Obscure uPVC double glazed window. Single panelled radiator.

### Outside

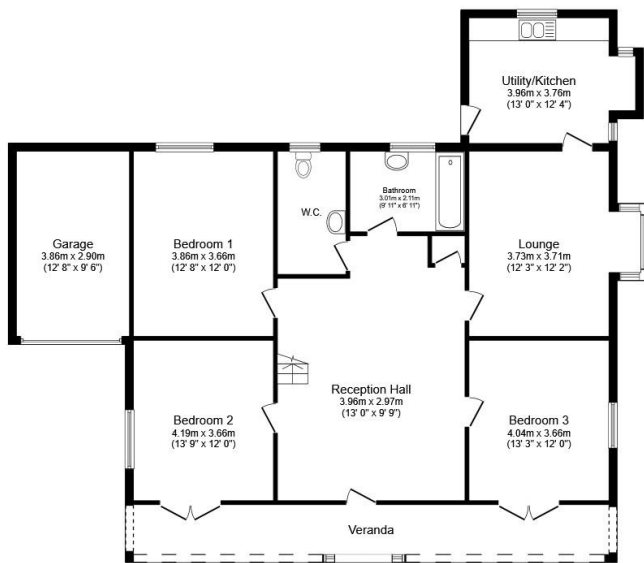
To the front of the property, there are two lawned gardens and there is a raised area which has been laid to patio where there are various areas stocked with bushes, plants and shrubs. There is a seating vestibule area from which far reaching views over towards Newton Abbot, Highweek and over towards Haytor and Dartmoor beyond are uninterrupted. There is a side gate providing access to the rear of the property where there is a garden predominately laid to lawn with an abundance of mature trees, bushes and shrubs. There are various outbuildings, five garden sheds, storage units and outside lighting. There is a courtesy door through to a garage. In addition, there is a large double garage with overhead storage, power and light plus ample off road parking.

### Agents Note

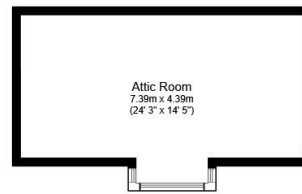
Council Tax Band: 'E' £2767.49 for 2023/24

EPC Rating: 'D'

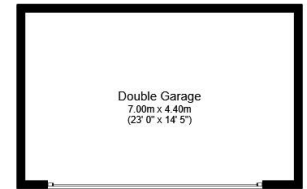




**Ground Floor**



**Attic Floor**



**Garage**

Total floor area 220.5 sq.m. (2,373 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		82   B
69-80	C		
55-68	D	58   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.