

**SAMPLE
MILLS**



**Woodmere Way
Kingsteignton
Newton Abbot
Devon**

£280,000

FREEHOLD





**Woodmere Road, Kingsteignton,
Newton Abbot, Devon**

£280,000 freehold

A well-presented extended 2 bedroom Semi-Detached property situated in the popular part of Kingsteignton providing excellent access for all local facilities to include A380, M5 motorway, link road to Torbay, Newton Abbot town centre and all other local facilities including the main rail line to London Paddington.

The internal accommodation has been extended by the present owners and benefits from entrance hallway, lounge with feature fireplace, opening through to a conservatory/dining room, modern kitchen extension and a study.

Upstairs, there are 2 bedrooms, both with built-in wardrobes plus bedroom 1 enjoying distant countryside views, and a family bathroom.

Further benefits include gas central heating and uPVC double glazing.

The property is set back from the road with a driveway providing parking for at least 2 cars, leading to a Garage with up and over door.

There is an established garden to the front, and an ease of maintenance South facing fully enclosed landscaped garden to the rear.

Viewing is highly recommended.



Part double glazed composite door opening through to:

Entrance Hall

Radiator. uPVC double glazed window to front. Laminate flooring. Staircase rising to first floor. Central heating thermostat. Part glazed door through to:

Lounge – 6.78m x 3.56m (22'3" x 11'8")

(Incorporating the original kitchen). Coal effect living flame gas fire set within marble fireplace on hearth with dark Oak mantle surround. Column radiator. uPVC double glazed window to front. TV point. Inset spotlights. Laminate flooring. Opening through to:

Conservatory/Dining Room – 3.43m x 3.25m (11'3" x 10'8")

uPVC double glazed. Laminate flooring. Double doors providing access to the rear garden. Column radiator. Self-cleaning tinted solar glass. Opening through to:

Kitchen extension – 3.81m x 2.16m (12'6" x 7'1")

Black inset circular sink unit with mixer tap. Range of fitted matching wall and base units and with glass fronted display cupboard. Worktop surface areas. Built-in 4 ring Neff Induction hob with built-in Neff electric tilt and slide self-cleaning oven beneath and extractor hood above. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Inset spotlights. Laminate flooring.

From the kitchen uPVC French doors provide access to the rear garden. Glazed door through to:

Study – 3.20m x 2.36m (10'6" x 7'9") (Formerly part of the garage)

Power and light. Hatch to the loft space. Cupboard that houses the gas boiler for hot water and central heating system. Radiator.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 3.63m x 2.29m (11'11" x 7'6")

Single panelled radiator. uPVC double glazed windows to two aspects overlooking the rear and enjoying distant countryside views. Built-in wardrobes. Coving to ceiling.

Bedroom 2 – 3.63m x 3.02m (11'11" x 9'11")

Single panelled radiator. Built-in wardrobes. uPVC double glazed windows to two aspects overlooking the front.

Bathroom and W/C

Panelled bath with shower mixer tap attachment and additional shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Fully tiled walls. Obscure uPVC double glazed window.

Outside

The property is set back from the road and has driveway providing parking for at least 2 cars. The garden is laid to lawn with a range of established shrubs and trees. Outside light. There is a single garage (partially converted) with metal up and over door. The party wall gives storage in garage.

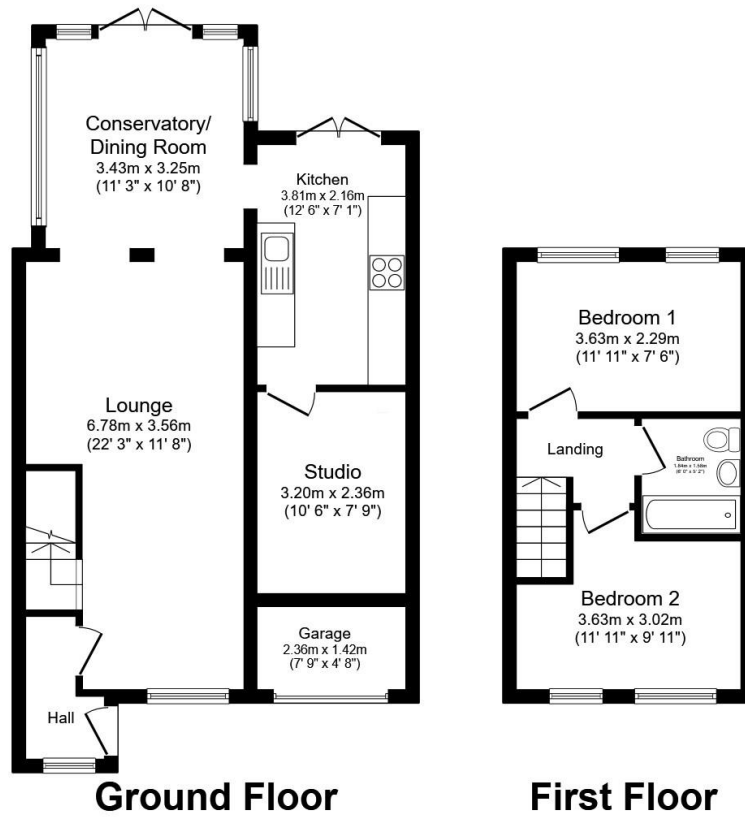
To the rear of the property there is a South facing, fully enclosed private landscaped garden, which is predominately laid to artificial lawn for ease of maintenance, together with well-established plants, shrubs and trees (acers, magnolia, camelia, etc.). The rear garden provides ample space for a table and chairs for alfresco dining and to enjoy the peace and tranquility of the garden.

Agents Note

Council Tax Band: 'B' £1850.76 for 2024/25

EPC Rating: 'D'





Total floor area 82.2 m² (885 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		
69-80	C		79 C
55-68	D	63 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.