

**SAMPLE
MILLS**



**Mandarin Way
Kingsteignton
Newton Abbot
Devon**

**OFFERS OVER
£300,000**

FREEHOLD





Mandarin Way, Kingsteignton,
Newton Abbot, Devon

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freehold**

Forming part of this popular residential development on the edge of Kingsteignton with its range of facilities and amenities to include primary and secondary schools, shops, bus services, doctors, pharmacy and all other local amenities. The property is well positioned for the A380, A38 Exeter to Plymouth and the M5 motorway whilst also having easy connections for the main rail line London Paddington which runs daily.

The full accommodation comprises entrance hall, lounge, kitchen/dining room and downstairs cloakroom. On the first floor, there are 3 bedrooms, master en-suite, and a family bathroom.

Other features include gas central heating, uPVC double glazing, gardens and parking.



Part double glazed door opening through to:

Entrance Hall

Single panelled radiator. Understairs storage cupboard. Laminate flooring. Staircase rising to first floor. Built-in cupboard housing plumbing for washing machine. Central heating thermostat. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splash back. uPVC double glazed window.

Lounge – 4.50m x 3.40m (14'9" x 11'2")

TV point. Telephone point. Connection to Virgin Media. Double panelled radiator. uPVC double glazed sliding patio doors to the rear garden.

Kitchen/Dining Room – 4.70m x 2.50m (15'5" x 8'2")

Inset stainless steel 1½ bowl single drainer sink unit with mixer taps. Comprehensive range of fitted wall and base units. Worktop surface areas incorporating splash backs. Built-in 4 ring gas hob with extractor hood above. Electric oven. Integrated fridge/freezer. Integrated dishwasher. Breakfast bar. Single panelled radiator. uPVC double glazed window to the front. Partly tiled walls. Inset spotlights. Laminate flooring.

First Floor Landing

Single panelled radiator. Hatch to the roof space. Built-in shelved cupboard housing gas combi boiler for hot water and central heating system.

Bedroom 1 – 3.35m x 2.53m (11'0" x 8'4")

Single panelled radiator. TV point. uPVC double glazed window overlooking the rear. Mirror fronted built-in wardrobes. Door to:

En-Suite Shower Room – 2.53m x 1.72m (8'4" x 5'8")

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Shaver point. Heated towel rail. Tiled floor. Extractor fan.

Bedroom 2 – 3.00m x 2.50m (9'10" x 8'2")

Single panelled radiator. uPVC double glazed window to front aspect.

Bedroom 3 – 2.62m x 2.00m (8'7" x 6'7")

uPVC double glazed window overlooking the rear. Single panelled radiator.

Bathroom – 2.06m x 1.78m (6'9" x 5'10")

Panelled bath with fitted shower and tiled surround. Pedestal wash-hand basin with tiled splash back. Low level w/c. Heated towel rail. Shaver point. Tiled floor. Obscure uPVC double glazed window.

Outside

To the front of the property, there are areas laid to gravel and a path leading around to the side gate.

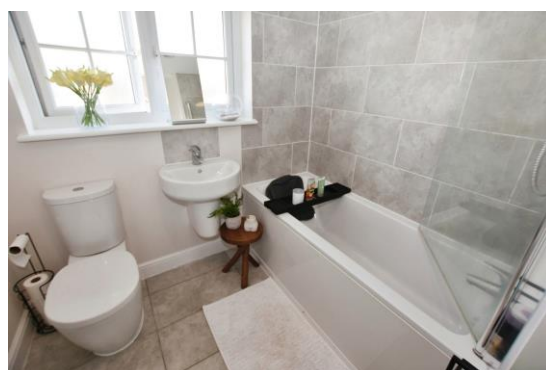
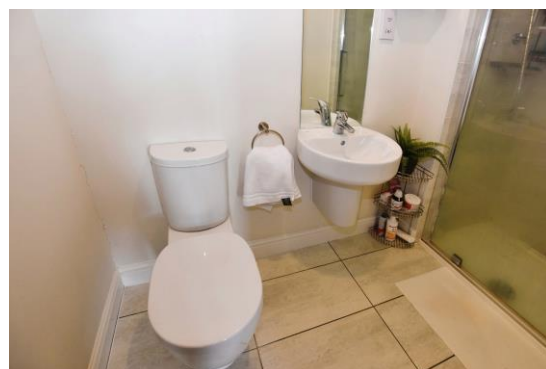
There is a side gate, a side path with chippings and a garden shed providing access to the rear garden.

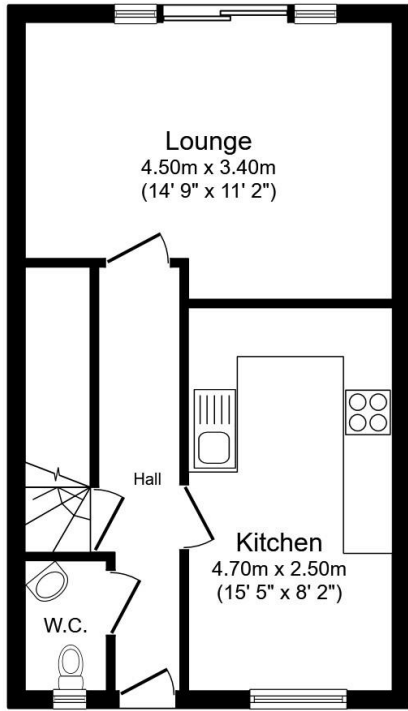
To the rear of the property, there is an area which has been laid to patio onto a garden predominately laid to artificial astro turf for ease of maintenance. There is an outside tap and outside lighting. There is also off road parking.

Agents Note

Council Tax Band: £2115.15 for 2024/25

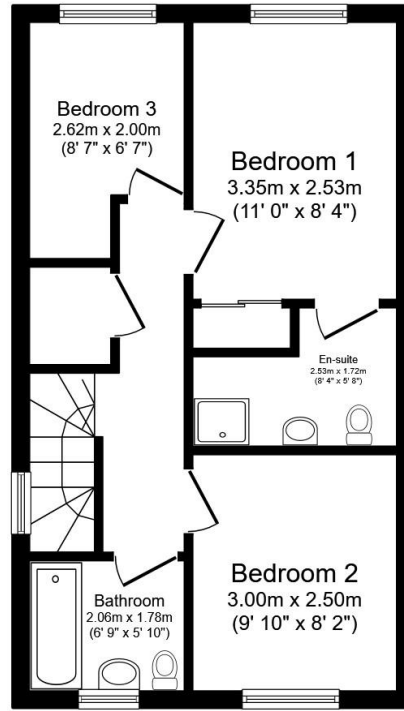
EPC Rating: 'B'





Ground Floor

Floor area 36.9 sq.m. (397 sq.ft.)



First Floor

Floor area 36.9 sq.m. (397 sq.ft.)

TOTAL: 73.8 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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.