

**SAMPLE
MILLS**



**Clifford Avenue
Kingsteignton
Newton Abbot
Devon**

£345,000
FREEHOLD





**Clifford Avenue, Kingsteignton,
Newton Abbot, Devon**

£345,000 freehold

A spacious Semi-Detached extended 3 bedroom bungalow occupying a level location in the sought after area of Kingsteignton providing easy access for all local facilities to include shops, schools, pubs, restaurants and health centre. It also has easy access to the A380 to Torquay and Exeter, as well as Newton Abbot town centre and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, lounge with bay window, dining room, kitchen with built-in electric oven, hob and extractor hood plus integrated fridge/freezer, shower room and 2 bedrooms (1 of the bedrooms has an en-suite shower room and separate dressing area). Upstairs, there is an attic bedroom with eaves storage and enjoys distant views over towards Haytor and Dartmoor.

Further benefits include gas central heating with a new boiler, uPVC double glazing, ease of maintenance garden, garage plus ample off road parking.

Subject to Planning Permission, the attic room could be converted into 2 bedrooms (with master en suite).

Viewing is highly recommended.



uPVC double glazed door opening through to:

Entrance Hall

Tiled floor. Central heating thermostat. Glazed door opening through to:

Lounge – 4.24m x 3.02m (13'11" x 9'11")

Electric feature fireplace on hearth with mantle surround. TV point. Double panelled radiator. uPVC double glazed bay window to front aspect. Wall light points.

Dining Room – 3.53m x 2.90m (11'7" x 9'6")

Radiator. Understairs storage cupboard. Laminate flooring. Staircase rising to the attic room. Opening through to:

Kitchen – 4.06m x 2.03m (13'4" x 6'8")

Inset 1½ bowl single drainer sink unit with mixer tap. Fitted matching base units. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Additional base cupboard. Worktop surface areas. Partly tiled walls. Integrated fridge/freezer. Additional worktop surface areas. Cupboard housing new boiler for central heating and hot water. Plumbing for washing machine. Laminate flooring. Inset spotlights. uPVC double glazed double doors to the rear garden.

Bedroom 1 – 3.45m x 2.74m (11'4" x 9'0")

Radiator. uPVC double glazed window to front.

Bedroom 2 – 2.82m x 2.44m (9'3" x 8'0")

Radiator. Inset spotlights. Opening into:

Dressing Area – 2.06m x 1.98m (6'9" x 6'6")

uPVC double glazed window to the rear garden. Radiator. Door to:

En-Suite Shower Room – 2.82m x 1.46m (9'3" x 4'9")

Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Fully tiled walls. Extractor fan. Tiled floor. Obscure uPVC double glazed window.

Shower Room and W/C – 2.20m x 2.04m (7'3" x 6'8")

Tiled shower cubicle with fitted shower. Inset wash-hand basin. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Tiled floor. Extractor fan. Fully tiled walls. Inset spotlight.

Attic Bedroom – 7.19m x 3.23m (23'7" x 10'7")

Eaves storage. Radiator. uPVC double glazed window overlooking the rear and enjoying the outlook over the rear garden and distance views over towards Haytor and Dartmoor beyond.

Outside

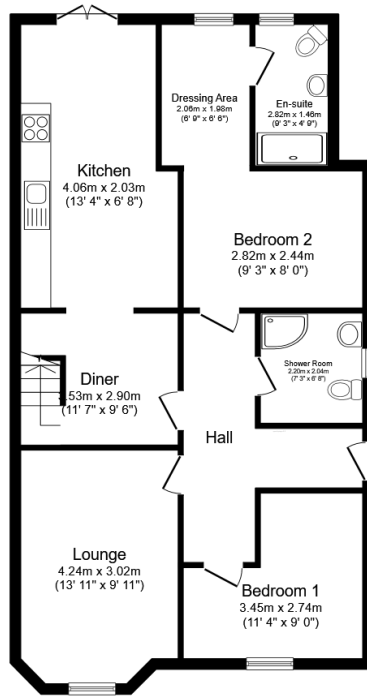
To the front of the property, is an area predominately laid to patio affording off road parking with various bushes. A side gate provides access to the rear where there is an area laid to patio onto a garden laid to artificial lawn for ease of maintenance. There is outside lighting and outside power. There is a courtesy door through to the garage which has metal up and over door, power and light, fitted workbench plus off road parking.

Agents Note

Council Tax Band: 'C' £2115.15 for 2024/25

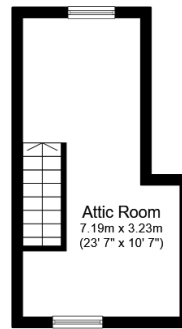
EPC Rating: 'F'





Ground Floor

Floor area 85.3 m² (918 sq.ft.)



First Floor

Floor area 16.1 m² (174 sq.ft.)

TOTAL: 101.4 m² (1,092 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 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.