

**SAMPLE
MILLS**



**Lower Sandygate
Kingsteignton
Newton Abbot
Devon**

£550,000

FREEHOLD





Lower Sandygate, Kingsteignton,
Newton Abbot, Devon

£550,000 freehold

A spacious Detached Dormer Bungalow, having recently been updated to a high specification by the current owners, situated in the prominent part of Lower Sandygate, Kingsteignton, providing easy access to all local amenities to include the A380, M5 motorway, pubs, schools, doctors, whilst also having easy access into Newton Abbot town centre with its further range of amenities to include the main rail line to London Paddington.

The internal accommodation comprises spacious entrance hallway, cloakroom, high quality kitchen/dining room with integrated appliances and breakfast bar, utility room, lounge with wood burner and bi-folding doors leading onto the rear garden, 2 double bedrooms and a shower room on the ground floor. On the first floor, there 2 further bedrooms (1 having an en-suite) plus there is eaves storage.

Outside, there is ample off road parking for several cars and a garage. To the rear, is a private south-facing ease of maintenance garden with decked area, enclosed built-in bar, wood burner and barbeque facilities ideal for alfresco dining and entertaining.

Viewing is strongly recommended to appreciate this property on offer.



Composite part double glazed door with side screen opening through to:

Entrance Hall

Radiator. Engineered Oak flooring. Walk-in cloaks cupboard. Staircase rising to first floor. Door through to:

Cloakroom

Low flush suite. Inset wash-hand basin with tiled splash back and cupboard space below. Engineered Oak flooring. Radiator. Obscure uPVC double glazed window.

Kitchen/Dining Room – 6.93m x 5.64m (22'9" x 18'6")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Comprehensive range of fitted wall and base units. Built-in 4 ring electric hob with built-in electric Neff oven. Integrated fridge. Integrated freezer. Integrated dishwasher. Breakfast bar. Worktop surface areas amalgamating splash backs. Concealed lighting. Two radiators. Engineered Oak flooring. Built-in storage cupboard. uPVC double glazed windows to three aspects. Door opening through to:

Utility Room – (5'7" x 4'6")

Engineered Oak flooring. Cupboard housing plumbing for washing machine and space for tumble dryer with fitted shelving over and power points with USBs. Radiator. Inset spotlights. Composite part double glazed door with double glazed side screen leading to the side.

Lounge – 5.26m x 3.25 (17'3" x 10'8")

Charn wood burner set on a raised hearth and incorporating in behind. Engineered Oak flooring. Two radiators. TV point. Vaulted ceiling. Double glazed bi-folding doors providing access onto the rear garden.

Bedroom 2 – 3.96m x 3.66m (13'0" x 12'0")

Radiator. uPVC double glazed windows overlooking the front and side. Built-in wardrobes. Coving to ceiling. Door through to:

Shower Room – 3.66m x 2.40m (12'0" x 7'10")

Tiled shower area with fitted shower. Wall mounted wash-hand basin with shelving below, mixer taps, mirror and vanity light. Low level w/c. Built-in shelved cupboard. Obscure uPVC double glazed window. Partly tiled walls. Inset spotlights.

Bedroom 3 – 3.35m x 3.05m (11'0" x 10'0")

Engineered Oak flooring. Built-in shelved cupboards, one of which houses the gas boiler for hot water and central heating system. Radiator. uPVC double glazed window to two aspects overlooking the front and back. Courtesy interconnecting door through to:

Inner Room

Wash-hand basin with tiled splash back. uPVC double glazed window. Courtesy door through to the garage.

First Floor Half Landing

Radiator. uPVC double glazed window.

Main Landing

Doors to:

Bedroom 1 – 4.19m x 4.01m (13'9" x 13'2")

Built-in wardrobes. uPVC double glazed window to front and side. Wooden flooring. Built-in shelved wardrobe. Door to:

En-suite – 2.62m x 2.57m (8'7" x 8'5")

Wooden flooring. Panelled bath with fitted shower. Low level w/c with cupboard space. Inset wash-hand basin with mixer taps and cupboard space below. Heated towel rail. Fully tiled walls. Double glazed Velux window. Extractor fan. Inset spotlights.

Bedroom 4 – 2.95m x 2.49m (9'8" x 8'2")

Wooden flooring. Door through to the eaves storage. Double glazed Velux window enjoying distant views over towards Haytor.

Outside

To the front of the property, there is a gravelled area and outside lighting. The side gate provides access to the rear.

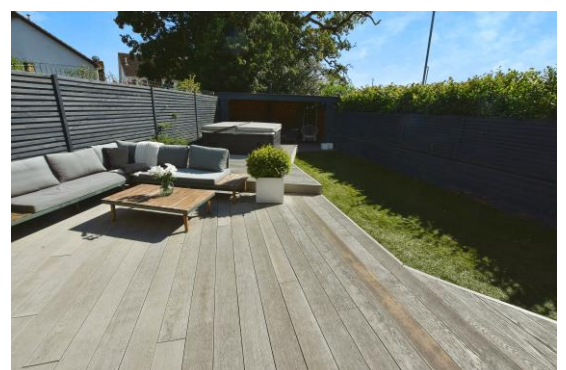
To the rear of the property, there is an area which has been laid to two decking areas that lead from the lounge and there is an area that has been laid to artificial lawn for ease of maintenance. There is also a further enclosed area which has been laid to patio, where there is a further wood burner and a built-in bar area where there are barbeque facilities, ideal for entertaining and alfresco dining.

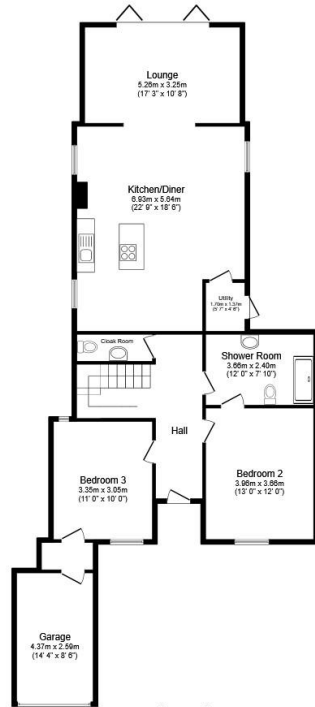
In addition, there is an area to the side which has been laid to patio where there is an outside light, outside tap. There is also a garage (4.37m x 2.59m – 14'4" x 8'6") with electric door plus ample off road parking.

Agents Note

Council Tax Band: TBC

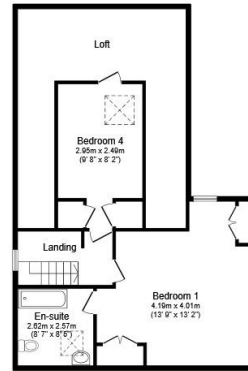
EPC Rating: 'C'





Ground Floor

Floor area 143.3 m² (1,543 sq.ft.)



First Floor

Floor area 81.7 m² (880 sq.ft.)

TOTAL: 225.0 m² (2,422 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		
81-91	B		81 B
69-80	C	69 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.