

**SAMPLE
MILLS**



**Rydon Road
Kingsteignton
Newton Abbot
Devon**

£255,000
FREEHOLD





Rydon Road, Kingsteignton, Newton Abbot, Devon

£255,000 Freehold

A Mid Terrace 3 bedroom property situated in the Kingsteignton area opposite Rydon School providing easy access for the A380, A38, all other local facilities shops, schools and public transport. Newton Abbot town centre is within easy distance with its further range of facilities and amenities to include the mail rail line to London Paddington.

The accommodation internally comprises entrance hallway, lounge, kitchen/diner with integrated appliances, 3 bedrooms (2 singles and 1 double) and a stylish modern bathroom.

Further benefits include uPVC double glazing, gas central heating, off road parking and a level laid to lawn rear garden.

The property is being sold with **NO CHAIN**.



Storm Porch

Outside security light. Pencil window. uPVC double glazed door to:

Hallway

Smoke detector. Understairs storage area with vents. Single panelled radiator.

Lounge – 3.73m x 3.68m (12'3" x 12'1")

Double panelled radiator. uPVC double glazed window to the front. TV point. Cable points. Oak glass door through to:

Kitchen/Dining Room – 5.82m x 2.46m (19'1" x 8'1")

Incorporating a range of high gloss fitted base units with worktop surface areas. Stainless steel drainer 1½ with mixer taps over. Partly tiled walls. Cupboard housing boiler. Cupboard housing the consumer box with electric meter. Laminated flooring. Double panelled radiator. Concealed lighting. uPVC doors onto the rear garden. Stainless steel oven. Indesit hob. Tiled walls. Indesit stainless steel extractor fan over. Oak door to:

Downstairs Cloakroom

Low level WC. Wash-hand basin. Tiled walls. Extractor fan.

Staircase to Landing

Smoke detector. Access to loft area. Immersion switch. Doors off to:

Bedroom 1 – 4.75m x 2.77m (15'7" x 9'1")

uPVC double glazed window. Single panelled radiator. TV point. Walk-in storage cupboard with shelving and rails.

Bedroom 2 – 3.07m x 1.57m (10'1" x 5'2")

uPVC double glazed window to the rear with outlook over the rear garden. Radiator.

Bedroom 3 – 2.51m x 1.57m (8'3" x 5'2")

uPVC double glazed window to rear. Single panelled radiator.

Bathroom – 1.69 x 1.68m (5'7" x 5'6")

Panelled bath with fitted shower over. Low level WC. Wash-hand basin with chrome tap. Tiled walls. Fixed mirror. Concealed lighting. Chrome fitted ladder radiator.

OUTSIDE

The property has paved parking to the front for 1 car, gravelled area to the side, small wall and picket fence.

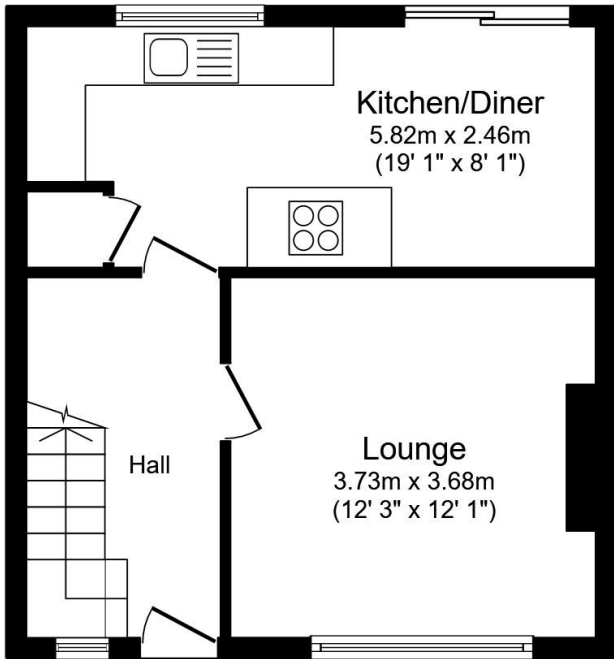
The rear garden comprises patio area, lawned garden with fence surround.

AGENTS NOTE

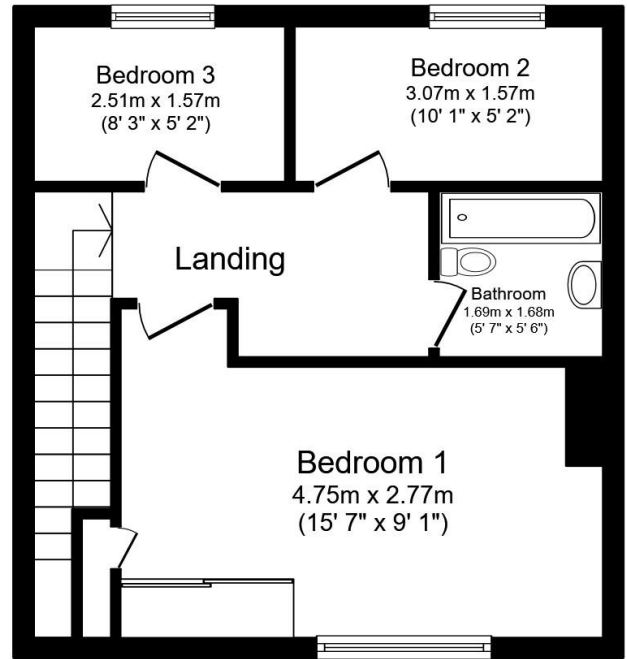
Council Tax Band: 'B' £1850.76 for 2024/25

EPC Rating: 'C'





Ground Floor



First Floor

Total floor area 72.7 sq.m. (782 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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		88 B
69-80	C	71 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.