

**SAMPLE
MILLS**



**Princess Road
Kingsteignton
Newton Abbot
Devon**

£255,000
FREEHOLD





**Princess Road, Kingsteignton,
Newton Abbot, Devon**

£255,000 freehold

A detached 1930s 2 bedroom bungalow situated at the end of a cul de sac in the prime location of Kingsteignton, occupying a level position, 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 porch, hallway, lounge with bay window, kitchen, dining room, rear conservatory, 2 bedrooms and bathroom.

The property has a driveway, attached garage, level gardens front and rear, and is in need of updating and modernisation.



Entrance Porch

uPVC double glazed windows. Tiled flooring. Glazed door to:

Entrance Hallway

Coving to ceiling. Access to loft area. Double panelled radiator. Double doors opening onto:

Lounge – 4.40m x 3.60m (14'5" x 11'10")

uPVC double glazed bay window to the front. Double panelled radiator. Coving to ceiling.

Bedroom 1 – 3.60m x 3.40m (11'10" x 11'2")

Facing the front. Single panelled radiator. Built-in wardrobes, triple aspect, hanging rails and shelving. Double glazed windows to the front.

Bedroom 2 – 3.60m x 3.20m (11'10" x 10'6")

Double room to the rear. uPVC double glazed window. Single panelled radiator. Coving to the ceiling.

Bathroom

Comprising 3 piece suite. Panelled bath. Wash-hand basin. Low level w/c. Single panelled radiator. Partly tiled walls. Extractor fan. Obscure glazed window.

Dining Room – 4.70m x 3.20m (15'5" x 10'6")

Glazed door. Coving to ceiling. uPVC double glazed window. Feature fireplace, marble effect, insert, mantle over and hearth. Airing cupboard, Baxi boiler serving hot water and central heating system. Storage cupboards over. uPVC double glazed windows to the rear.

Kitchen Area – 3.40m x 2.30m (11'2" x 7'7")

Range of fitted base units. Worktop surface areas. Stainless steel drainer. Double glazed windows. Wall mounted cupboards. Cooker hood over. Glazed door to:

Rear Conservatory – 3.01m x 2.20m (9'11" x 7'3")

Overlooking the rear of the property, the playing fields and over.

Garage – 4.6m x 2.80m (15'1" x 9'2")

Outside

The garden has a walled surround and open outlook, attached garage and driveway parking.

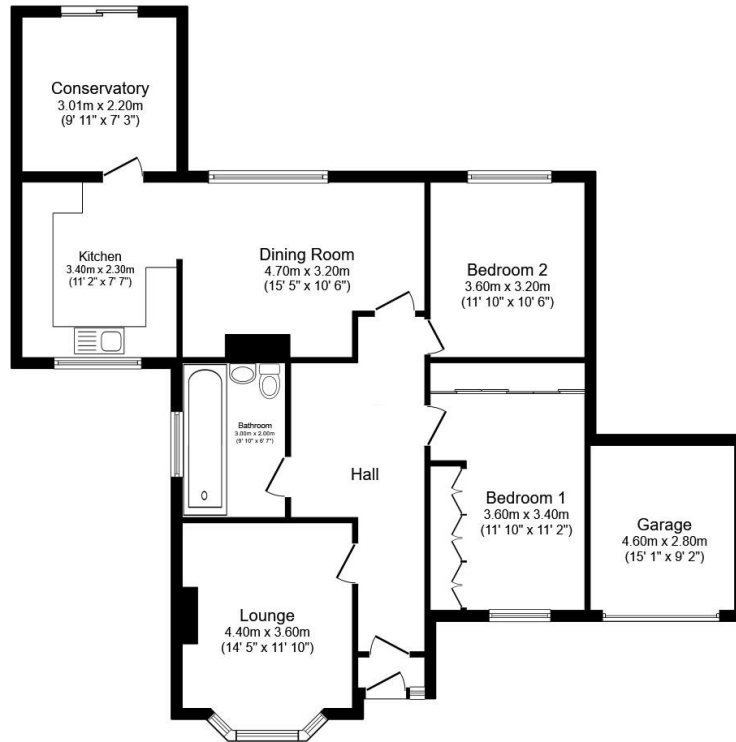
Agent's Note

Council Tax Band: 'C' £2216.39 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan
Floor area 103.3 sq.m. (1,112 sq.ft.)

Total floor area: 103.3 sq.m. (1,112 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		
69-80	C		74 C
55-68	D	66 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.