

**SAMPLE
MILLS**



Newcross Park
Kingsteignton
Newton Abbot
Devon

£270,000

FREEHOLD





Newcross Park, Kingsteignton, Newton
Abbot, Devon

£270,000 freehold

Occupying a cul de sac is this 2 bedroom detached bungalow on the edge of Kingsteignton close to facilities, shops, bus routes, retail park and Teigngrace with its countryside walks, together with gaining easy access to both Exeter and Torbay.

The accommodation comprises entrance hall, lounge/diner, fitted kitchen, 2 double bedrooms, a bathroom and w/c and a conservatory. The property also has gas central heating, uPVC double glazing, gardens front and rear and a garage plus driveway parking.



uPVC double glazed door through to:

Entrance Hall

Radiator. Telephone point. Staircase rising to first floor. Door through to:

Lounge – 5.00m x 3.45m (16'5" x 11'4")

Two radiators. TV point. Coving to ceiling. uPVC double glazed sliding patio doors to the rear garden. Glazed door through to:

Kitchen – 3.56m x 2.34m (11'8" x 7'8")

1½ bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Space for fridge/freezer. Plumbing for washing machine. Wall hung gas boiler for hot water and central heating system. Partly tiled walls. Radiator. Tiled floor. uPVC double glazed door through to:

Conservatory – 1.88m x 181m (6'2" x 5'11")

Aluminum framed with sliding door to the rear garden.

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

Radiator. uPVC double glazed window to front. Coving to ceiling.

Bedroom 2 – 3.05m x 2.57m (10'0" x 8'5")

uPVC double glazed window to front. Radiator. Coving to ceiling.

Bathroom and W/C

Panelled bath with shower mixer taps attachment. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Walk-in linen cupboard. Obscure uPVC double glazed window. Heated towel rail. Tiled floor.

Garage – 3.56m x 2.96m (11'8" x 9'9")

Metal up and over door.

Outside

To the front of the property, there is an area laid to patio with various bushes. There is a side path providing access to the rear which has a garden laid to two patio areas, leading onto a raised garden laid to lawn with surrounding borders having bushes, plants and shrubs. There is an area laid to gravel with a garden shed and a courtesy door through to the garage plus off road parking.

Agent's Note

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

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Floor Plan

Floor area 77.2 sq.m. (831 sq.ft.)

Total floor area: 77.2 sq.m. (831 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		91 B
81-91	B		
69-80	C	70 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.