

**SAMPLE
MILLS**



**Orchid Avenue
Kingsteignton
Newton Abbot
Devon**

£240,000
FREEHOLD





Orchid Avenue, Kingsteignton,
Newton Abbot, Devon

£240,000 freehold

Being offered with **NO CHAIN** on this level position in the heart of Kingsteignton close to amenities including the retail park, doctors, bus routes and gaining easy access to Torbay, Exeter and Newton Abbot with its further range of facilities.

The accommodation comprises entrance hall, lounge, kitchen/breakfast room, 2 bedrooms and a bathroom and w/c.

The property also has double glazing, gas central heating, gardens front and rear and off road parking.



Aluminum replacement door through to:

Entrance Hall

Radiator. Hatch to roof space. Digital central heating thermostat. Sliding door through to:

Lounge – 4.18m x 3.68m (13'9" x 12'1")

Coal effect living flame fitted gas fire set within marble fireplace on hearth. Radiator. Aluminum double glazed window to front. Coving to ceiling. Two wall light points. TV point. Telephone point.

Kitchen – 3.68m x 2.77m (12'1" x 9'1")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surfaces. Built-in cupboard housing gas boiler for hot water and central heating system. Gas/electric cooker point. Additional built-in shelved cupboard. Breakfast bar. Radiator. Aluminum double glazed window overlooking the rear garden. Partly tiled walls. Aluminum half double glazed door through to:

Utility Conservatory – 4.10m x 2.28m (13'5" x 7'6")

Plumbing for washing machine. Power and light. Aluminum double glazed windows. uPVC half double glazed door to the rear garden.

Bedroom 1 – 3.63m x 3.23m (11'11" x 10'7")

Built-in wardrobes with built-in dressing table and drawer space. Radiator. Aluminum double glazed window looking over the front garden. Coving to ceiling.

Bedroom 2 – 3.02m x 2.77m (9'11" x 9'1")

Radiator. Coving to ceiling. Aluminum double glazed window overlooking the rear garden.

Bathroom

Inset bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Radiator. Fully tiled walls. Obscure glazed window.

Outside

To the front of the property, there is a garden laid to lawn surrounded with hedges and bushes. There is a side gate providing access to the rear, where there is an area laid to patio onto a garden laid to lawn with various trees, shrubs and bushes. There is an outside tap, garden shed and there is also off road parking.

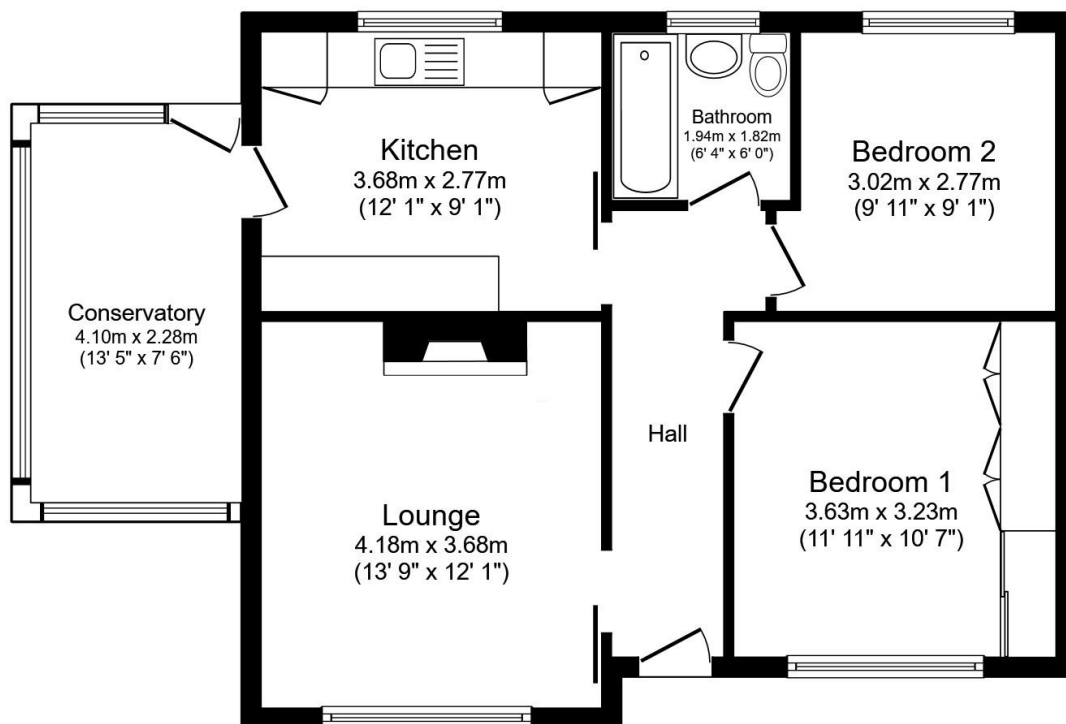
Agent's Note

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

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor

Floor area 70.2 sq.m. (756 sq.ft.)

Total floor area: 70.2 sq.m. (756 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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Zoopa.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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.

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