

**SAMPLE
MILLS**



**Furze Cap
Kingsteignton
Newton Abbot
Devon**

£230,000

FREEHOLD





**Furze Cap, Kingsteignton, Newton
Abbot, Devon**

£230,000 freehold

This 2 bedroom Semi-Detached home is situated in the level sought-after area of Kingsteignton and would make an ideal first time buy or investment opportunity. The property has easy access to all local amenities to include shops, doctors' surgery, public houses, schools, the A380 linking Exeter and Torbay, and Newton Abbot town centre is a short drive/bus ride away with its further range of facilities and amenities to include the main rail line to London Paddington.

The accommodation internally comprises entrance hall, lounge/diner, kitchen, 2 double bedrooms and a bathroom with fitted shower.

Further benefits include uPVC double glazing, gas central heating, enclosed gardens to front and rear plus designated parking.

Viewing is recommended.



Part double glazed stained door opening through to:

Kitchen – 3.66m x 3.51m (12'0" x 11'6")

Inset mono block single drainer sink unit with mixer tap. Range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Partly tiled walls. Space for fridge/freezer. Plumbing for washing machine. uPVC double glazed window to the side. One of the cupboards houses the gas boiler for hot water and central heating system. Inset spotlights. Tall radiator. Understairs storage cupboard with power and light, currently houses the tumble dryer. Laminate flooring. Digital central heating thermostat. Door opening through to:



Extended Lounge/Dining Room – 5.61m x 3.48m (18'5" x 11'5")

TV point. Double panelled radiator. Inset spotlights. Laminate flooring. Staircase rising to first floor. Virgin Media point. uPVC double glazed sliding patio doors providing access to the front garden.



First Floor Landing

Spotlight points.

Bedroom 1 – 3.53m x 2.97m (11'7" x 9'9")

Radiator. uPVC double glazed window overlooking the front.

Bedroom 2 – 3.51m x 2.74m (11'6" x 9'0")

Radiator. uPVC double glazed window enjoying the rear aspect. Hatch to the roof space.



Bathroom

Panelled bath and fitted shower over. Inset wash-hand basin. Low level w/c. Partly tiled walls. Inset spotlights. Obscure uPVC double glazed window.

Outside

To the front of the property, there is an enclosed area laid to patio with garden area which is completely fenced in, which leads from the lounge/dining room, and there is a side gate providing access to the rear.



To the rear of the property, is an area which has been laid to gravel, which has been completely fenced in and there is a garden shed, outside tap and outside lighting. There is also a raised area laid to chippings. In addition, there is parking for 1 car plus communal parking on a 'first come first serve basis' with next door.

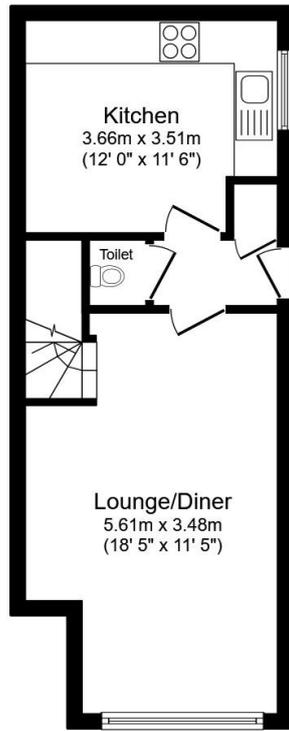


Agent's Note

Council Tax Band: 'B' £1939.35 for 2025/26

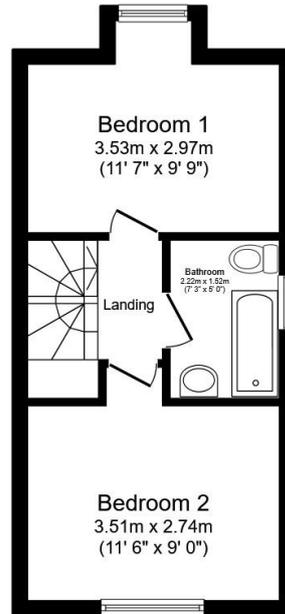
EPC Rating: 'C'

Long Term Flood Risk: Very Low



Ground Floor

Floor area 32.8 sq.m. (353 sq.ft.)



First Floor

Floor area 27.0 sq.m. (290 sq.ft.)

Total floor area: 59.8 sq.m. (643 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	73 C	79 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.