

**SAMPLE
MILLS**



**Chariot Drive
Kingsteignton
Newton Abbot
Devon**

£270,000

FREEHOLD





**Chariot Drive, Kingsteignton,
Newton Abbot, Devon**

£270,000 freehold

Forming part of this modern residential area occupying a Cul de sac location is this modern 3 bedroom semi-detached family home, which is situated on the edge of Kingsteignton with its range of facilities including shops, both primary and secondary schools, doctors and bus routes into Newton Abbot, together with gaining very good access to the A380 serving both Exeter and Torbay.

The property is ideal for a growing family or professional person/couple and has accommodation on the ground floor comprising lounge/diner, fully fitted kitchen, cloakroom and ample storage. Upstairs, there are 3 bedrooms, master en suite and a family bathroom.

The property benefits from 2 allocated parking spaces, gas central heating, double glazing and a garden shed.



Storm Porch

Outside light. Meter box. Door to:

Entrance Hall

Radiator. Staircase leading to first floor. Doors off to:

Downstairs Cloakroom

Wash-hand basin. Low level w/c. Obscure glazed window.

Kitchen – 3.06m x 2.61m (10'0" x 8'7")

A range of matching wall and base units. Worktop surface areas. 1½ bowl stainless steel drainer with mixer tap. Built-in 4 ring gas hob with stainless steel splashback and extractor hood over. Built-in oven. Space for appliance.

Lounge/Dining Room – 5.35m x 4.91m (17'7" x 16'1")

Radiator x 2. uPVC double glazed window. uPVC double glazed patio doors leading to the rear garden.

Staircase to first floor landing

Radiator. Doors off to:

Bedroom 1 – 3.74m x 2.70m (12'3" x 8'10")

uPVC double glazed window. Radiator. Door to:

En-Suite

Shower cubicle with fitted shower. Wash-hand basin. Low level w/c. Radiator.

Bedroom 2 – 3.63m x 2.64m (11'11" x 8'8")

uPVC double glazed window. Radiator.

Bedroom 3 – 2.29m x 2.29m (7'6" x 7'6")

uPVC double glazed window. Radiator.

Bathroom

Panelled bath. Wash-hand basin. Low level w/c. Obscure double glazed window. Part tiled walls.

Outside

To the front of the property, there is a small garden with path leading to the front door.

To the rear of the property, there is a fenced in garden predominately laid to lawn with patio area and a garden shed. In addition, there are 2 allocated parking spaces.

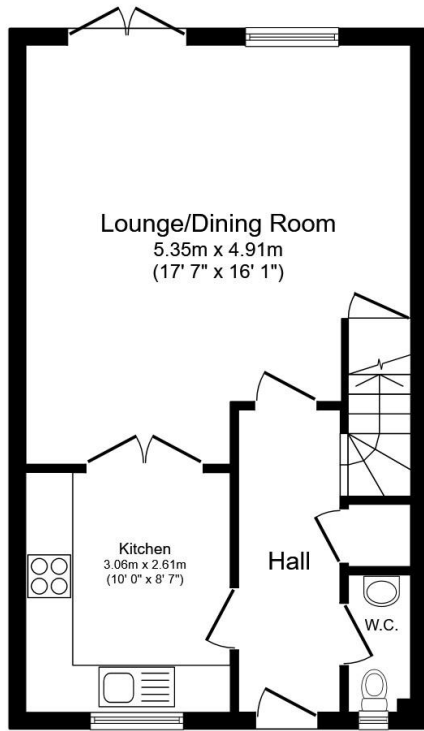
Agent's Note

Council Tax Band: 'D' £2666.57 for 2026/27

EPC Rating: 'B'

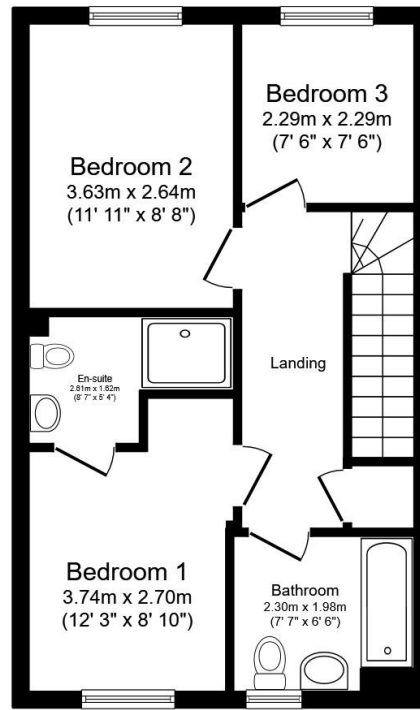
Long Term Flood Risk: Very Low





Ground Floor

Floor area 41.8 sq.m. (450 sq.ft.)



First Floor

Floor area 41.8 sq.m. (449 sq.ft.)

Total floor area: 83.5 sq.m. (899 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		95 A
81-91	B	83 B	
69-80	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.