

**SAMPLE
MILLS**



**Barns Close
Kingsteignton
Newton Abbot
Devon**

£250,000
FREEHOLD





Barns Close, Kingsteignton, Newton Abbot, Devon

£250,000 freehold

A well-presented 3 bedroom semi-detached family home situated in a popular cul-de-sac location within walking distance to the Kingsteignton Retail Park, primary schools, doctors surgery, pharmacy, vets, Lidl and Tesco plus Newton Abbot racecourse, whilst also having easy access to the A380, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The internal accommodation comprises entrance porch, lounge with dual aspect windows, kitchen/dining room with integrated hob, oven and dishwasher, 3 bedrooms (2 of which have built-in wardrobes) and a shower room.

Further benefits include gas central heating, double glazing, new windows upstairs, new carpets, new loft insulation, garage, off road parking and well maintained garden with lighting which is ideal for dining or entertaining.

Viewing is highly recommended.



Part double glazed door opening through to:

Entrance Hallway

Laminate flooring. Single panelled radiator. Telephone point. Staircase rising to first floor. Fuse board. Half glazed door opening through to:

Lounge - 4.95m x 3.78m (16'3" x 12'5")

Two uPVC double glazed windows to front and side. Laminate flooring. TV point. Understairs storage cupboard. Radiator. Glazed double doors opening through to:

Kitchen/Dining Room - 4.80m x 2.36m (15'9" x 7'9")

Inset one and a half bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in four ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Integrated dishwasher. Recess for fridge/freezer. Wooden flooring. Radiator. uPVC double glazed window overlooking the rear. Wall hung gas boiler for hot water and central heating system. Inset spotlights. uPVC French doors providing access to the rear garden.

First Floor Landing

Hatch to the roof space with new insulation. Laminate flooring. Built-in shelved cupboard.

Bedroom 1 - 3.56m x 2.77m (11'8" x 9'1")

Single panelled radiator. New uPVC double glazed window. Built-in wardrobe.

Bedroom 2 - 3.28m x 2.77m (11'8" x 9'1")

Mirror fronted built-in wardrobe. New uPVC double glazed window. Double panelled radiator.

Bedroom 3 - 2.24m x 1.96m (7'4 1/2 x 6'5")

Single panelled radiator. New uPVC double glazed window.

Shower Room

Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Shower cubicle with fitted shower. Heated towel rail. Double glazed window. Wooden flooring.

Outside

To the front of the property, there is a paved area and an area laid to chippings with various bushes. There is a outside store and outside lighting.

A side path and gates provides access to the rear.

To the rear of the property, there is a further area laid to chippings onto a raised area that has been laid to patio with surrounding chippings stocked with various plants, ideal for dining or entertaining. There are steps with a new rail providing access to a further area which has been laid to gravel and useful vegetable area. There is outside lighting and outside tap. There is also outside power. In addition, there is a garage with metal up and over door plus off road parking.

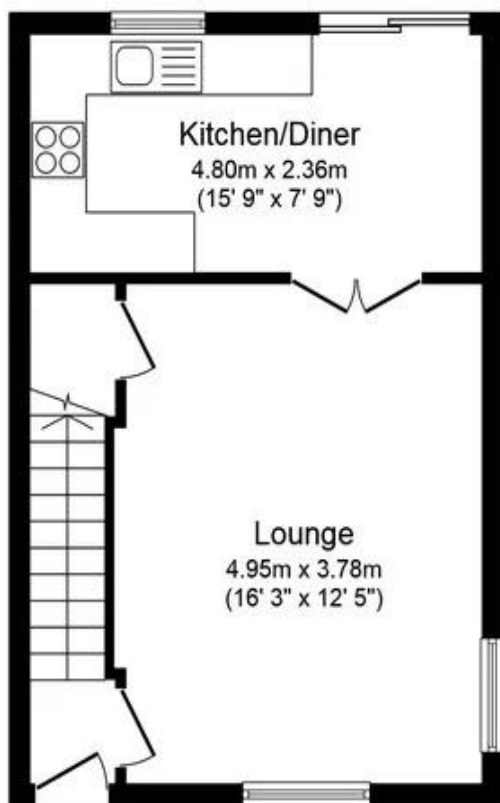
Agent's Note

Council Tax Band: 'C' £2370.28 for 2026/27

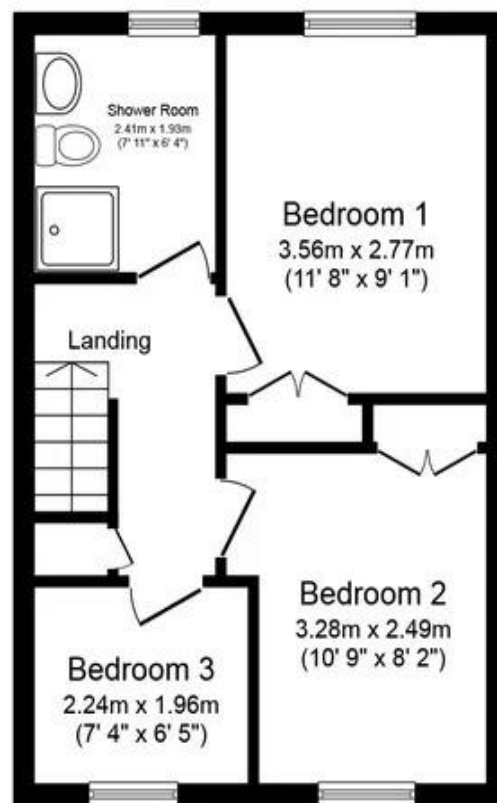
EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor



First Floor

Total floor area 71.2 sq.m. (766 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.