

**SAMPLE
MILLS**



**Linhay Drive
Kingsteignton
Newton Abbot
Devon**

£450,000

FREEHOLD





Linhay Drive, Kingsteignton, Newton Abbot, Devon

£450,000 freehold

A modern detached 4 bedroom house situated in the popular part of Kingsteignton providing easy access for all local amenities to include the A380, A38 and M5 motorway. The property also has easy access for the town centre and access to the main rail line station to London Paddington and all other facilities in Newton Abbot.

The property has been fitted to a high standard, and it is offered for sale in 'SHOW HOME' condition.

The accommodation internally comprises spacious entrance hallway with spacious lounge with open views over the front, kitchen/breakfast room which has quality fitted base units, quartz worktop surface areas and built-in appliances to include fridge/freezer, double oven, hob, wine cooler, wine rack and dishwasher. Upstairs, there are 4 bedrooms, master having en-suite, and a separate family bathroom.

The property has recently landscaped, low maintenance gardens to the rear, a large pergola seating area to the rear, access to the garage and off road parking.

Viewing of this property is highly recommended. The property is being sold with NO CHAIN.



Storm Porch
Composite door to:

Entrance Hallway
Tiled flooring.

Downstairs Cloakroom
Wooden panelling. Wash-hand basin. Low level w/c. Recessed area. Consumer box. Light and extractor fan.

Lounge – 6.75m x 4.47m (22'2" x 14'8")
uPVC double glazed windows looking over the front. uPVC double glazed patio doors onto the rear. TV point. Two quality fitted lampshades. Fitted blinds front and rear. Open aspect onto the rear.

Kitchen/Dining Room – 6.75m x 3.12m (22'2" x 10'3")
uPVC double glazed boxed bay window looking over the front. Views over the surrounding area, countryside towards Bishopsteignton, Teignmouth and the Estuary. Fitted blinds. Tiled flooring. Recently fitted Wisteria kitchen with high quality base units. Built-in wine rack. Quartz fitted worktop. Drawers. Built-in microwave. Range of floor mounted cupboards. Further quartz fitted worktops. Built-in wine cooler. Further built-in wine rack with shelving. Attached wall mounted TV. Further range of built-in base units with built-in double oven with fold down doors. 5 ring Halogen hob with extractor fan over. Wall mounted cupboards. Ceramic tiling. Upstands to the worktops. Stainless steel drainer 1½ with hose mixer tap over. Built-in bins. Built-in dishwasher. Further range of fitted base units. Built-in Fisher and Paykel fridge/freezer. Composite doors onto the rear garden. Double glazed door providing access to the rear garden. Concealed lighting.

Staircase with wooden balustrade leading to the landing
Quality fittings fitted to the ceiling with extractor fan. Access to loft area. Single panelled radiator. Doors off to:

Master Bedroom – 3.95m x 3.49m (13'0" x 11'5")
uPVC double glazed windows looking over the front with views over the surrounding area. Single panelled radiator. Quality fitted LED lighting with drop down teardrop lighting. Built-in TV.

En-Suite
Marble effect ceramic flooring. Wash-hand basin. Low level w/c. Tiled walls. Obscure double glazed window. Built-in shower cubicle. Fitted power shower with Hector tap over. Ladder radiator. Extractor fan.

Bedroom 2 – 3.48m x 3.00m (11'5" x 9'10")
uPVC double glazed boxed bay window looking over the front. Single panelled radiator. TV point. Range of quality fitted light fittings. Bedside lights and lights. uPVC double glazed windows looking over the front with excellent views towards the Estuary and over the surrounding area and countryside.

Bedroom 3 – 3.20m max x 3.31m (10'6" max x 10'10")
Built-in wardrobes with sliding mirror fronted doors, hanging rails and shelving. uPVC double glazed window to the rear. Single panelled radiator. Airing cupboard, shelving and rail.

Bedroom 4 – 2.73m x 3.21m max (8'11" x 10'6" max)
Currently used as an office, but a decent size bedroom. uPVC double glazed window looking over the rear. Single panelled radiator. Fitted LED lights.

Bathroom
Comprising panelled bath with mixer tap over. Tiled walls. Power shower. Ladder radiator. Fixed mirror. Extractor fan. Obscure double glazed window.

Outside
To the front of the property, is a gravelled area with a path leading around the side.

The beautifully landscaped rear garden is arranged over two tiers and offers a level patio area with a lawn and a wooden gate providing access to the front. There is a useful storage area, raised brick walling, an outside water tap, exterior power points, and comprehensive lighting throughout the garden, creating an inviting atmosphere day and night.

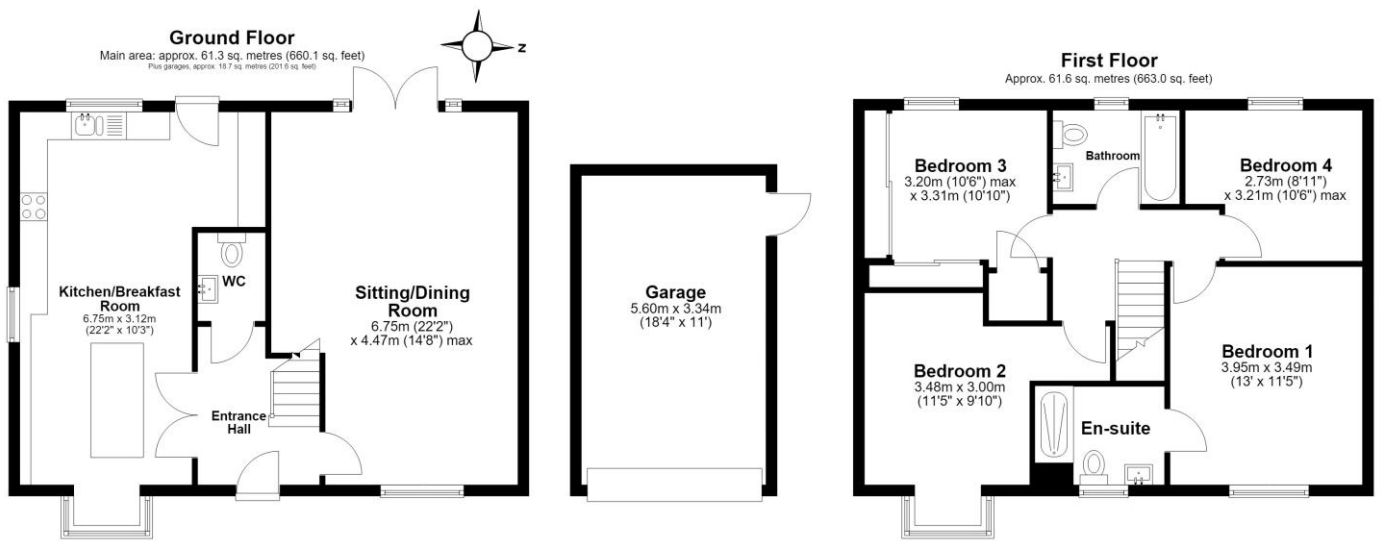
Steps lead to a further patio area bordered by established shrubs and flower beds, where a covered pergola provides the perfect setting for relaxing or entertaining. Ideal for alfresco dining and summer evenings with family and friends, this delightful space enjoys a good range of mature plants and trees, adding both colour and privacy.

Further steps lead to the detached garage, with off-road parking located to the front of the property.

Garage – 5.60m x 3.34m (18'4" x 11'0")
Power and light. Pitch roof. Remote control electric up and over door.

Agent's Note
Council Tax Band: 'E' £3259.14 for 2025/27
EPC Rating: 'B'
Long Term Flood Risk: Very Low





Main area: Approx. 122.9 sq. metres (1323.1 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.6 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 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.