

**SAMPLE  
MILLS**



**Clifford Avenue  
Kingsteignton  
Newton Abbot  
Devon**

**Offers over  
£220,000**

**FREEHOLD**







Clifford Avenue, Kingsteignton,  
Newton Abbot, Devon

**Offers over £220,000  
freehold**

A spacious semi-detached 3/4 bedroom property, in need of modernisation, occupying a level location situated in the heart of Kingsteignton providing easy access for all amenities to include shops, schools, pubs, health centre and bus services. It also has easy access to the A380 to Torbay and Exeter, as well as Newton Abbot town centre and the main rail line to London Paddington.

The accommodation internally comprises entrance porch, lounge/dining room, kitchen/breakfast room, and has access onto the garage which has downstairs shower room. A door provides access off to an office/what could be bedroom 4 at the rear, if required. Upstairs the property benefits from 3 bedrooms, 2 doubles and a single, and a family bathroom.

The property is in need of updating and modernisation, and viewing is highly recommended for those seeking a property of this style.





uPVC double glazed door to:

#### Entrance Porch

Double glazed windows to the side and to the front. Glazed door to:

#### Inner Hallway

Coving. Door through to:

**Lounge/Dining Room – 6.20m x 4.20m (20'4" x 13'9")**

#### Lounge Area

Double glazed windows to the front. Double glazed windows to the rear. Two double panelled radiators. Feature fireplace, brick surround, wooden mantle, wooden panelling to walls, raised hearth and open grate.

#### Dining Area

Parkray fire. Understairs storage with shelving. Wooden box housing the consumer box with Smart meter. Glazed door through to:

**Kitchen/Breakfast Room – 6.01m x 2.50m (19'9" x 8'2")**

#### Kitchen Area

Incorporates a range of fitted base units. Worktop surface areas. Drainer with taps over. Double glazed windows to the front, side and rear. Piano window. Range of wall mounted cupboards. Extractor fan. Further double glazed window to the side. Glazed door to rear porch. Understairs storage cupboard.

Off the porch at the front:

#### Downstairs Shower Room

Vanity wash-hand basin. Shower. Low level w/c.

Door to:

**Downstairs Office/Bedroom 4 – 3.40m x 2.30m (11'2" x 7'10")**

Double glazed door to rear. Double glazed window. Consumer box. Radiator.

#### Staircase to landing

Wooden balustrade. Access to loft area. Double glazed window to the side. Doors off to:

**Bedroom 1 – 3.50m x 3.20m (11'6" x 10'6")**

uPVC double glazed window. Single panelled radiator.

**Bedroom 2 – 3.50m x 2.60m (11'6" x 8'6")**

uPVC double glazed window to the rear. Built-in airing cupboard, tank and shelving. Radiator.

**Bedroom 3 – 2.40m x 1.90m (7'10" x 6'3")**

Double glazed window to the front.

#### Bathroom

Comprising 3 piece suite. Panelled bath. Fitted shower. Vanity wash-hand basin. Low level w/c. Radiator. Obscure glazed window.

**Garage – 5.50m x 2.20m (18'1" x 7'3")**

Up and over door. Power and light. Consumer box.

#### Outside

Stone wall surround, pillars and posts onto driveway to the front. Parking for several cars to the front. Lawned garden. Raised borders. Patio areas. Garden area to the front. Further raised garden to the front with border, shrubs and trees.

The rear garden comprises level garden, access off the rear porch and office, a good range of trees, shrubs and borders.

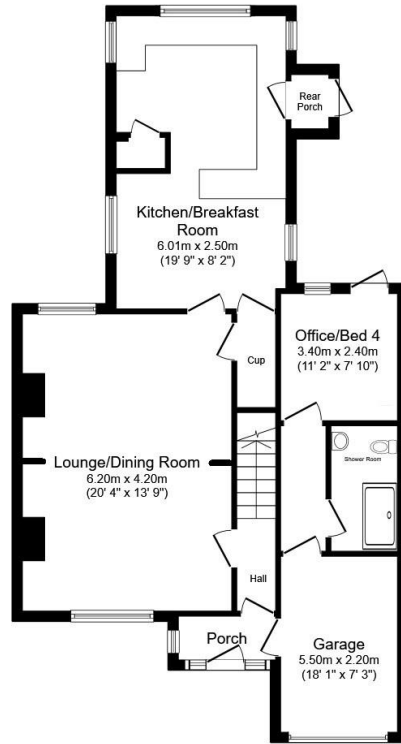
#### Agent's Note

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

EPC rating: 'D'

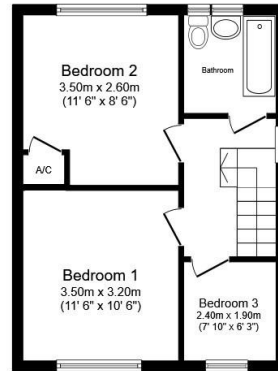
Long Term Flood Risk: Surface water – High; Rivers and sea – Very Low





**Ground Floor**

Floor area 78.3 sq.m. (843 sq.ft.)



**First Floor**

Floor area 36.9 sq.m. (397 sq.ft.)

Total floor area: 115.2 sq.m. (1,240 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	60   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.