

**SAMPLE
MILLS**



**Humber Lane
Kingsteignton
Newton Abbot
Devon**

£465,000
FREEHOLD





**Humber Lane, Kingsteignton,
Newton Abbot, Devon**

£465,000 freehold

An executive detached property situated in the prestige area of Humber Lane in Kingsteignton. The property boasts panoramic views from the front over the rolling countryside towards Haytor and over, and is set close to local amenities, shops, schools, A380, M5 motorway and within easy distance of the main rail line station in Newton Abbot and other local facilities.

The property offers spacious accommodation and benefits from an entrance hall with a cloakroom off, study/bedroom 5, lounge, separate dining room, kitchen/breakfast room and utility. There is an inner hallway with steps leading down to an integral double garage. Upstairs, the property benefits from 4 spacious bedrooms, the 2 front bedrooms both have panoramic views over the rolling countryside towards Haytor and over the surrounding area. The master bedroom has an en-suite and there is a separate family bathroom. The bathroom and en-suite have recently been refitted.

The property benefits from ample off road parking to the front and lawned garden to the front and a level garden to the rear, which is of a generous size and incorporates a patio area, decking area and an artificial turfed lawn with fencing and wooden sleepers surrounding.

Viewing of this property is highly recommended for those seeking a spacious 4/5 bedroom family house in this sought after area.



Storm Porch

Outside light. Obscure uPVC double glazed door with display window to:

Entrance Hall

Wooden flooring. Radiator with cover. Understairs storage cupboard. Coving to textured ceiling.

Study/Bedroom 5 – 3.38m x 2.01m (11'1" x 6'7")

Coving to textured ceiling. uPVC double glazed window. Single panelled radiator.

Downstairs Cloakroom

Low level w/c. Bevel edged tiled walls. Vanity wash-hand basin. Extractor fan. Chrome fitted ladder radiator.

Double doors leading onto:

Lounge – 5.59m x 3.56m (18'4" x 11'8")

uPVC double glazed bay boxed window looking over the front. Feature fireplace, surround, insert, mantle, hearth and living flame fire. Two double panelled radiators. TV point. Double doors onto:

Dining Room – 3.56m x 3.00m (11'8" x 9'10")

Wooden flooring. Single panelled radiator. Sliding double glazed patio doors. Door off to:

Kitchen/Breakfast Room – 4.75m x 3.61m (15'7" x 11'10")

A range of fitted base units. Worktop surface areas. Built-in wine rack. Built-in stainless steel double oven with 5 ring gas hob. Drainer 1½ with chrome mixer tap over. Tiled walls. Hoover stainless steel extractor fan over. Range of wall mounted cupboards. Space for kitchen table. Concealed lighting. Coving to ceiling. Door through to:

Utility Room – 1.74m x 1.63m (5'8" x 5'4")

Vanity wash-hand basin. Base units. Wall mounted cupboards. Plumbing for washing machine. Glazed door providing access down to the garage. Storage cupboard.

Staircase leads down to:

Inner Hallway

Steps back up to the kitchen.

Staircase with wooden balustrade leading to landing

Access to loft area. uPVC double glazed window with panoramic views over the countryside towards Haytor and over. Radiator with cover. Cupboard with mega flow sanitary stainless steel Gledhill tank with shelving. Concealed lighting. Doors off to:

Master Bedroom – 3.70m x 3.60m (12'2" x 11'10")

Dual aspect uPVC double glazed windows looking over the rear. Single panelled radiator. Dressing area. Double fronted built-in wardrobes, hanging rails and shelving. Door to:

En-Suite shower Room

Tiled walls. Shower cubicle. Low level w/c. Wash-hand basin. Obscure glazed windows. Wooden effect flooring. Ladder radiator. Concealed lighting. Extractor fan.

Bedroom 2 – 3.61m x 2.44m (11'10" x 8'0")

uPVC double glazed window looking over the front with excellent panoramic views over the surrounding area. Double panelled radiator. Coving to textured ceiling.

Bedroom 3 – 3.60m x 2.41m (11'10" x 7'11")

Double glazed window to the side. Single panelled radiator. Built-in double wardrobes, hanging rails and shelving.

Bedroom 4 – 3.35m x 2.10m (11'0" x 6'11")

uPVC double glazed window looking over the front with panoramic views over the surrounding area towards Haytor and over. Single panelled radiator. Coving to ceiling.

Bathroom

Comprising 4 piece suite. Panelled bath with mixer tap. Tiled walls. Vanity wash-hand basin. Low level w/c. Shower cubicle, hector power shower with sprinkler over. Obscure uPVC double glazed windows. Concealed lighting. Wooden effect flooring. Ladder radiator.

Double Garage – 5.74m x 5.23m (18'10" x 17'2")

Up and over electric door. Power and light. Wall mounted boiler serving hot water and central heating. Consumer box.

Outside

The property has paved driveway with parking for several cars to the front with raised lawn, borders and shrubs, leading to a double garage.

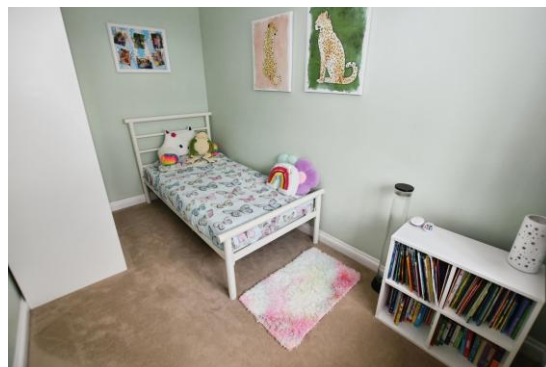
The rear garden is level with patio area, decking area and garden with raised borders, wooden sleepers with fence surround, Devon hedge with plants and shrubs.

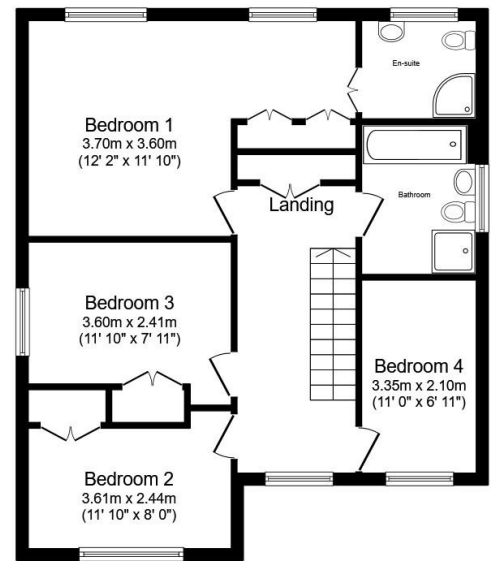
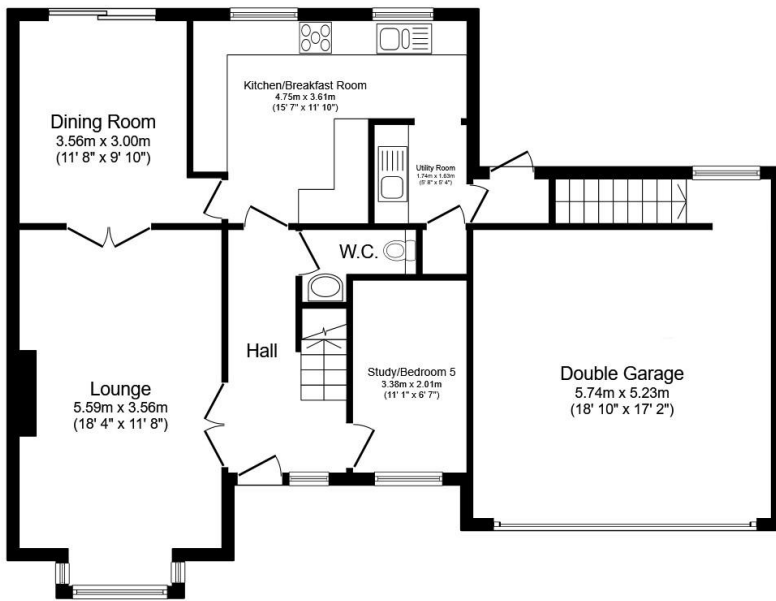
Agent's Note

Council Tax Band: 'F' £3851.72 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 172.2 sq.m. (1,853 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		83 B
69-80	C	69 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.

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