



Connells

Sandygate Mews
Kingsteignton Newton Abbot

Sandygate Mews Kingsteignton Newton Abbot TQ12 3FJ

for sale guide price
£210,000



Property Description

An attractive two bedroom terraced property offering well-proportioned and versatile accommodation arranged over two floors. Ideally suited to first-time buyers, couples, small families or investors, the property combines comfortable living accommodation with convenient outside space and allocated parking.

On entering the property, the hallway provides access to the principal ground-floor accommodation and downstairs WC. The spacious lounge offers a comfortable reception area with plenty of room for furnishings and provides a welcoming space for relaxing and entertaining.

To the rear is the kitchen/dining room, fitted with a range of wall and base units, work surfaces and integrated cooking facilities. The dining area provides space for a table and chairs, creating a practical open-plan-style area for everyday meals and entertaining. Doors provide access towards the rear garden.

To the first floor are two bedrooms. Bedroom one is a generous double bedroom, while bedroom two is a further well-proportioned room suitable as a bedroom, child's room, home office or guest accommodation. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor area suitable for seating, gardening and entertaining. A particularly appealing feature is the allocated parking space, which can be accessed directly from the garden, offering convenient off-road parking.

Front Of The Property

Wooden gate leads you to the main entrance to the property. A short distance is the allocated parking space.

Entrance Hallway

uPVC door leads into the main hallway with access to the cloakroom. Door to the lounge and a wall mounted radiator.

Cloakroom

Obscure double glazed window to the side, wash hand basin, WC and a wall mounted radiator.

Lounge

14' 8" x 13' (4.47m x 3.96m)
Double glazed window to the front of the property, feature electric fireplace, wall mounted radiator and stairs leading to the first floor.

Kitchen/Diner

14' 8" x 8' 8" (4.47m x 2.64m)
Kitchen - Double glazed window to the rear of the property, wall and base units, one and a half bowl stainless steel sink/drainers, four ring gas hob with extractor over, oven, plumbing for washing machine, space for fridge/freezer, gas boiler, part tiled.

Dining Area - Double glazed French doors leading to the back garden, space for dining table and a wall mounted radiator.

First Floor

Bedroom One

14' 9" x 8' 8" (4.50m x 2.64m)
Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m)
Double glazed window to the front of the property, loft hatch and a wall mounted radiator.

Bathroom

Obscure double glazed window to the front of the property, bath with mixer taps and shower over, vanity wash hand basin, WC, part tiled and a wall mounted radiator.

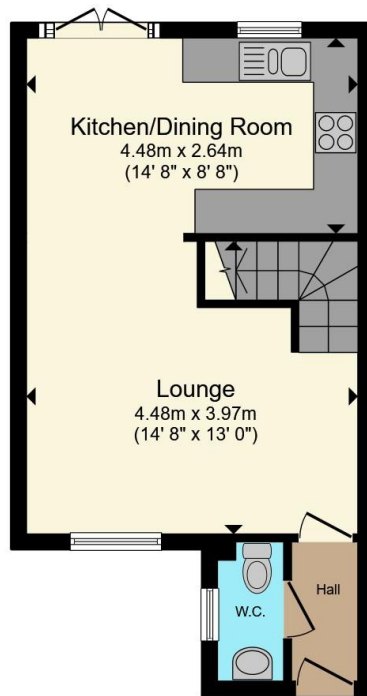
Rear Of The Property

French doors from the dining area lead out to a small gravelled area with several steps leading up to the low maintenance garden which is fully paved and enclosed. There is also a gate leading out to the parking area.

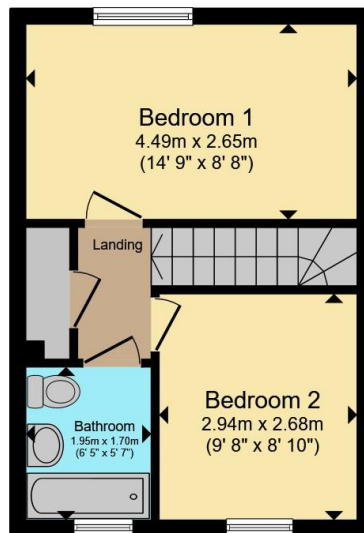
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 64.0 m² (689 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/NAB313542

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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