

SIMPLY GREEN

Sandygate Mill, Kingsteignton

Newton Abbot -



Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

- Four Bedroom Linked Detached Family Home
- Well Presented Throughout
- Principal Bedroom With Built In Wardrobes And En-suite
- Enclosed Rear Garden With Patio And Lawn
- Excellent Location Close To Schools, Shops, Amenities And Transport Links To Exeter, Newton Abbot and Torquay
- Tarmac Driveway And Garage
- Three Further Well Proportioned Bedrooms

Property Type: Detached House

Council Tax Band: E

A well-presented four-bedroom linked detached family home, situated in the sought-after cul-de-sac of Sandygate Mill, Kingsteignton. Offering spacious accommodation throughout, this attractive property benefits from a driveway, garage, enclosed rear garden, four well-proportioned bedrooms including a principal bedroom with en-suite, and an excellent location close to local amenities, schools and transport links to Exeter and Torquay.







Sandygate Mill is a quiet and desirable cul-de-sac within the popular town of Kingsteignton, offering an ideal setting for families and commuters alike. This well-presented four-bedroom linked detached home enjoys attractive front and rear gardens, driveway parking and a garage, all within easy reach of local schools, shops and excellent road links.

Internally

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, providing the perfect space for coats and shoes. A convenient downstairs WC is located immediately to your left.

To the right, the spacious living room offers a comfortable setting for relaxing. This flows seamlessly into a versatile second reception area, presently used as a playroom, creating an excellent family space that could equally serve as a snug, home office or reading area.

To the rear of the property is the dining room, enjoying pleasant views over the enclosed rear garden and providing an ideal space for family meals and entertaining.

The adjoining kitchen is well appointed with integrated appliances, including a dishwasher, and features a practical breakfast island, perfect for busy mornings, informal dining or working from home. Completing the ground floor is a separate utility room, offering additional storage and laundry space, with direct access to the rear garden. From the garden, there is also convenient access into the rear of the garage.

First Floor Accommodation

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes along with a private en-suite shower room. The second bedroom is another generous double room enjoying views over the rear garden, while the third is a further double bedroom overlooking the front aspect. The fourth bedroom is currently arranged as a home office and features useful built-in storage over the staircase, making it a versatile space for modern family living. Completing the first floor is the family bathroom, fitted with a bath and shower over, wash basin and WC, together with a useful airing cupboard on the landing. Access to the part-boarded loft is also available from the landing, providing additional storage.

Externally

Outside, the enclosed rear garden features a paved seating area wrapping around the rear of the property, with steps leading to a neatly maintained lawn enclosed by fencing to both sides, creating an ideal space for children, pets or outdoor entertaining. To the front, a pleasant lawn provides an attractive outlook, while the tarmac and gravel driveway offers off road parking and leads to the garage.

Situated in the heart of Kingsteignton, the property is perfectly positioned for access to a range of local amenities including supermarkets, convenience stores, pubs, primary and secondary schools. Excellent transport connections make commuting to Exeter, Newton Abbot and Torquay straightforward, while the nearby countryside and coast provide plenty of opportunities for leisure and recreation.

Tenure - Freehold





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