

**SAMPLE
MILLS**



**Sandygate Mill
Kingsteignton
Newton Abbot
Devon**

£250,000
FREEHOLD





**Sandygate Mill, Kingsteignton,
Newton Abbot, Devon**

£250,000 freehold

A 2 bedroom Mid Terrace property situated in a cul-de-sac on the popular Sandygate Mill residential development, with easy access to the A380, A38, M5 and all local amenities to include shops, doctors, Newton abbot town centre, leisure facilities and the main rail line to London/Paddington.

Internally the accommodation comprises entrance hall, kitchen/diner, lounge, 2 bedrooms and a shower room.

Further benefits include gas central heating, uPVC double glazing, gardens front and rear plus a garage in a block nearby.

Viewing is recommended.



uPVC part double glazed door opening through to:

Entrance Hall

Radiator. Laminate flooring. Security alarm system. Door through to:

Kitchen/Diner – 3.45m x 2.87m (11'4" x 9'5")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric induction hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Radiator. Plumbing for washing machine. uPVC double glazed window to front. Built-in cupboard. Vinyl floor covering.

Lounge – 4.72m x 3.84m (15'6" x 12'7")

Double panelled radiator. Laminate flooring. TV point. Staircase rising to first floor. Additional TV point. Telephone point. uPVC double glazed sliding patio doors to the rear overlooking the Garden. Gas point.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 4.11m x 3.73m (13'6" x 12'3")

Radiator. uPVC double glazed window overlooking the rear garden and enjoying distant views. Telephone point. TV point.

Bedroom 2 – 3.48m x 2.31m (11'5" x 7'7")

Built-in cupboard. TV point. Radiator. uPVC double glazed window overlooking the front.

Shower Room – 2.20m x 1.43m (7'3" x 4'8")

Tiled shower cubicle with fitted shower. Low level w/c. Pedestal wash-hand basin. Heated towel rail. Fully tiled walls. Extractor fan. Mirror fronted built-in cabinet. Obscure uPVC double glazed window.

Outside

To the front of the property, there is a garden laid to lawn with a pathway approach and a bin store.

To the rear of the property, there is a further area laid to patio onto an area laid to chippings where there is a rear gate providing pedestrian access. In addition, there is a garage in a block nearby.

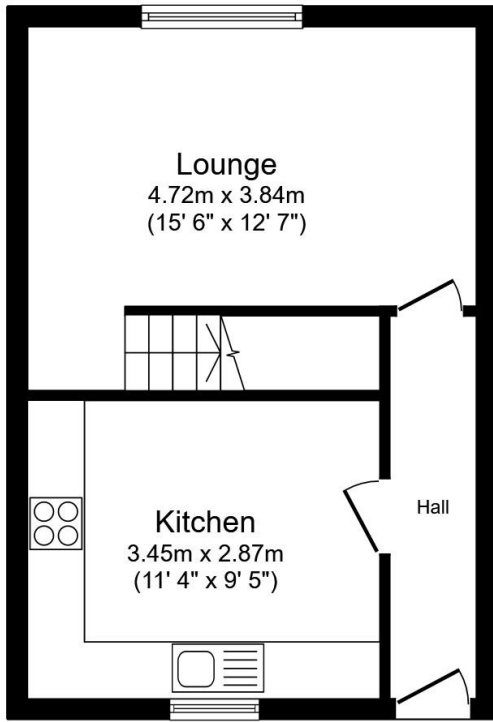
Agent's Note

Council Tax Band: 'B' £2074.00 for 2026/27

EPC Rating: 'C'

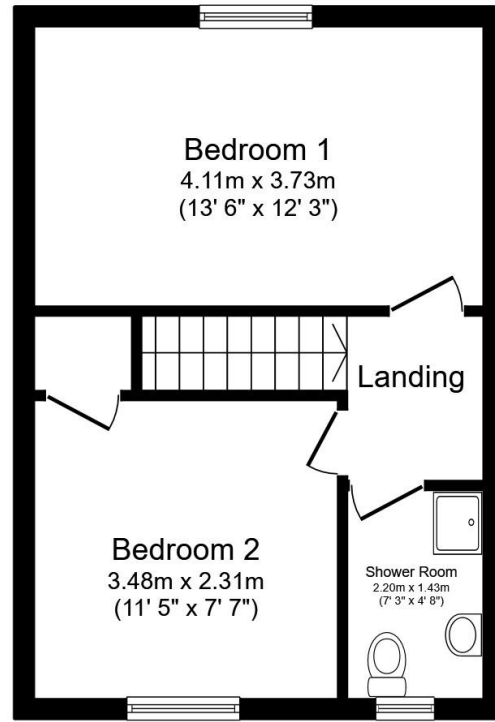
Long Term Flood Risk: Very Low





Ground Floor

Floor area 33.5 sq.m. (360 sq.ft.)



First Floor

Floor area 33.5 sq.m. (360 sq.ft.)

Total floor area: 66.9 sq.m. (720 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		88 B
69-80	C	72 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.