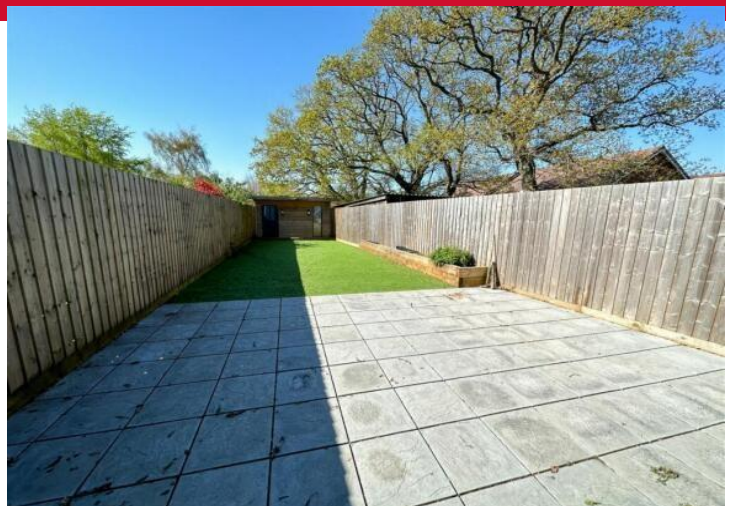


**SAMPLE  
MILLS**



**Chudleigh Road  
Kingsteignton  
Newton Abbot  
Devon**

**£325,000**  
FREEHOLD





**Chudleigh Road, Kingsteignton,  
Newton Abbot, Devon**

**£325,000 freehold**

A spacious extended detached bungalow occupying a level location in the popular area of Kingsteignton, close to both primary and secondary schools, local shops, doctors surgery, and onward road links via the A380/A38/M5 Motorway and the mainline railway station in Newton Abbot with a daily service to London Paddington.

The accommodation comprises 2 double bedrooms, an open plan living room/kitchen/breakfast room with feature hanging beams and Velux windows making it a very light and airy living space. There is a spacious 4 piece bathroom suite including a large walk in shower cubicle with contemporary fittings throughout.

Outside, there is ample off road parking to the front, and a generous size rear garden laid to patio and astro turf for ease of maintenance, and is fully enclosed by timber fencing.

The property further benefits from a workshop/shed at the end of the garden, gas central heating and uPVC double glazing. The property was also rewired, replumbed and had a new Baxi boiler installed in 2018.

The current vendors also have planning consent for a loft conversion to create 3 further bedrooms and a bathroom.





uPVC part double glazed door opening through to

### Entrance Hall

Two radiators. Hatch to roof space. Walk in storage/cloaks cupboard with inset spotlights. Part glazed door leading through to

### Living Room 3.16m x 4.66m (10'4" x 15'4")

Radiator. uPVC double glazed window to side. TV point. Laminate flooring. Opening through to

### Kitchen/Breakfast Room 6.12m x 4.35m (20'1" x 14'3")

Belfast style Inset sink unit with drainer and mixer taps. Fitted matching base units with worktop surface areas over. Built in 5 ring gas hob set within the island with base units below and worktop surface area. Built in electric oven. Breakfast bar. Radiator. Partly tiled walls. Integrated appliances to include dishwasher, washing machine and tumble dryer. Double glazed Velux windows. Hanging beam with lighting. Laminate flooring. uPVC double glazed window to side. Double glazed bi-fold doors opening onto the rear garden.

### Bedroom 1 2.74m x 3.55m (9' x 11'8")

Radiator. uPVC double glazed window to side aspect.

### Bedroom 2 2.74m x 3.55m (9' x 11'8")

Radiator. uPVC double glazed window to side aspect.

### Bathroom 2.67m x 2.62m (8'9" x 8'7")

4 piece suite comprising walk in shower cubicle with screen and fitted shower. Panelled bath with shower mixer tap attachment. Low level WC. Inset wash hand basin with cupboard space below. Partly tiled walls. Inset spotlights. Obscure uPVC double glazed window. Radiator.

### OUTSIDE

To the rear of the property, there is an area laid to patio leading onto an extensive garden laid to astro turf for ease of maintenance. At the end of the garden there is a workshop/shed measuring approx. 4m x 4m (there is an armored cable leading down to the shed which is ready to be connected).

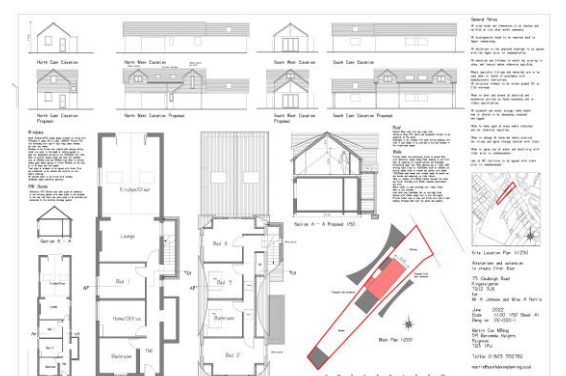
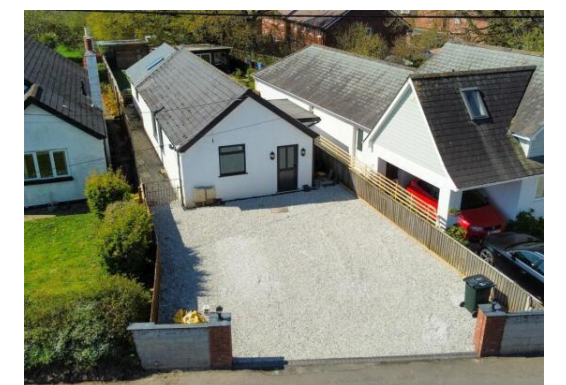
To the front of the property there is ample off road parking.

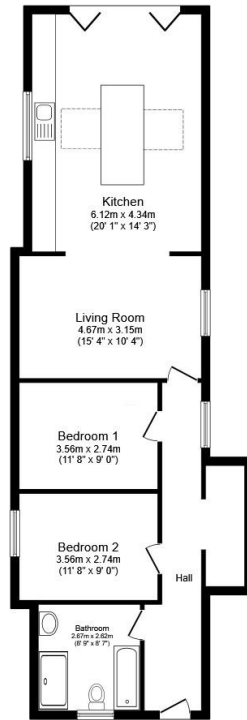
### AGENT'S NOTE

Council Tax Band: 'D' £2493.44 for year 25/26

EPC rating: 'D'

Long term flood risk: Very low





**Floor Plan**  
Floor area 83.5 sq.m. (899 sq.ft.)

Total floor area: 83.5 sq.m. (899 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](http://www.Propertybox.io)



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   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.