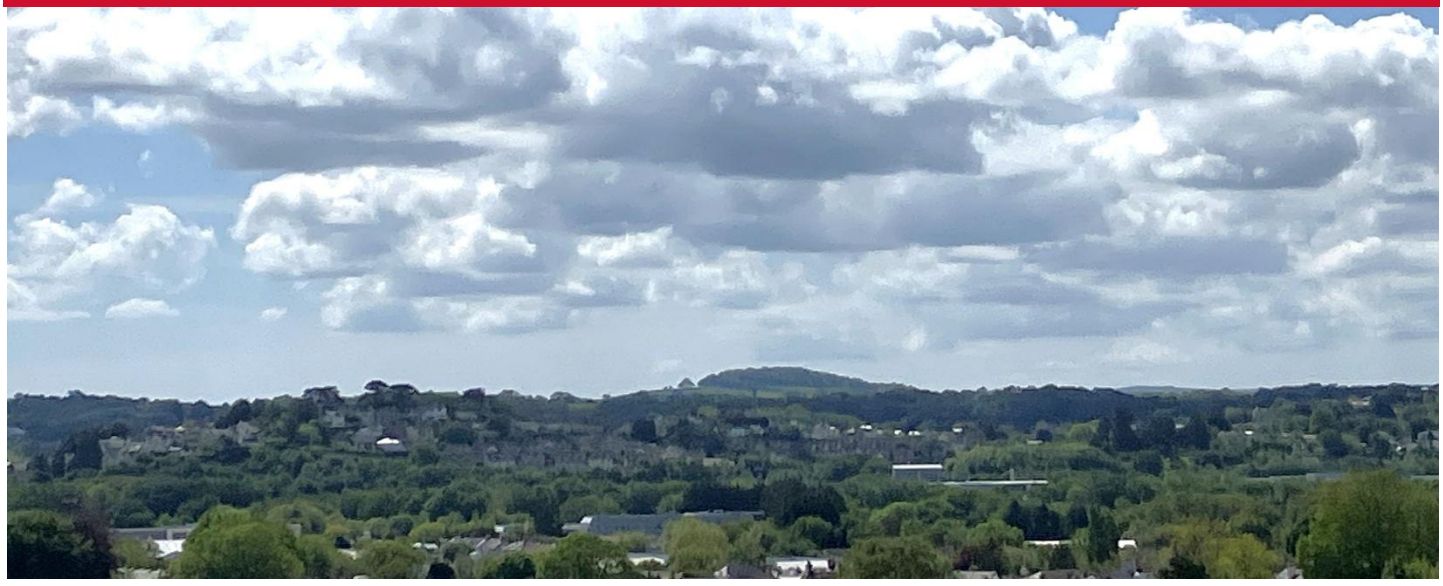
SAMPLE
MILLS



Kilnford Road
Kingsteignton
Newton Abbot
Devon

'Offers in excess of'
£325,000
FREEHOLD





Kilnford Road, Kingsteignton, Newton Abbot, Devon

OIEO £325,000 freehold

A large, beautifully positioned 3 bedroom Detached Bungalow occupying a larger than average size plot with panoramic views over the Teign estuary, across the oldest part of Kingsteignton and over to the stunning Tors of Dartmoor. The property has beautifully planted gardens surrounding the bungalow, with garden areas to the rear and a large front lawn and flowerbeds. The property benefits from no-through traffic in a quiet cul-de-sac.

The property is being sold with NO CHAIN and benefits internally from a large entrance hallway with floor to ceiling cupboard, very large double-sized reception room (which could be partitioned into two rooms, as others in the road have done) (subject to any necessary consents) with double-fronted windows, the largest window being floor to ceiling, kitchen with built-in double pantry, 3 bedrooms, bathroom and a large separate w/c (which could be turned into a wet-room, as others in the road have done) (subject to any necessary consents).

Further benefits include underfloor heating throughout, ample off road parking and garage.

Situated within direct view of and easy walking distance to the old Village (13th century) with shops, pubs (two dating back to the 15th century), hairdressers, post office (within Tesco local), library, bowling green, schools and doctors. Close access to two hospitals, with excellent bus routes and transport links - A380 to Exeter, link road to Torbay and the main rail line to London Paddington.

Viewing is highly recommended for those seeking a spacious bungalow in this sought after area.





uPVC double glazed door and display windows to:

Large Entrance Hallway
Recessed areas. Storage cupboard for the electric meter and fuse box. Telephone point. Access to loft area. Airing cupboard with Johnson and Starley warm air conductor heater. Storage cupboard over. Floor to ceiling cupboard.

Very Large Double-Sized Reception Room - 6.80m x 3.40m (22'4" x 11'2")
uPVC double-fronted windows with excellent panoramic views over the Teign estuary and across to Dartmoor. Honeywell thermostat control. TV point. Warm air conduct heating vents. Coving to ceiling. Double glazed windows, with the largest window floor-to-ceiling. This could be partitioned into two rooms, as others in the road have done (subject to any necessary consents).



Kitchen - 3.40m x 3.20m (11'2" x 10'6")
A bright kitchen incorporating a range of fitted base units with worktop surface areas. Stainless steel drainer. uPVC double glazed window and door providing access to the rear. Partly tiled walls. Built-in floor-to-ceiling pantry with double opening doors and shelving. Coving to ceiling. Plumbing for washing machine.



Master Bedroom – 3.90m x 3.30m (12'10" x 10'10")
Recently redecorated. uPVC double glazed window to the rear. Warm air conduct heating. Recess for double wardrobe or wardrobe and chest of drawers.

Bedroom 2 - 3.40m x 3.30m (11'2" x 10'10")
uPVC double glazed window facing the rear. Warm air heating. Recently redecorated.



Bedroom 3 - 2.40m x 2.30m (7'10" x 7'7")
To the side. uPVC double glazed piano window. Heating point. Could also be used as an office.

Bathroom - 2.80m x 2.28m (9'2" x 7'6")
A bright light bathroom comprising panelled bath with mixer tap shower over. Wash-hand basin. Obscure double glazed window. Built-in airing cupboard with tank and shelving. Partly tiled walls.



Large Separate W/C
Low level w/c. Obscure glazed window. Wash-hand basin. This could be turned into a wet room, as others in the road have done (subject to any necessary consents).

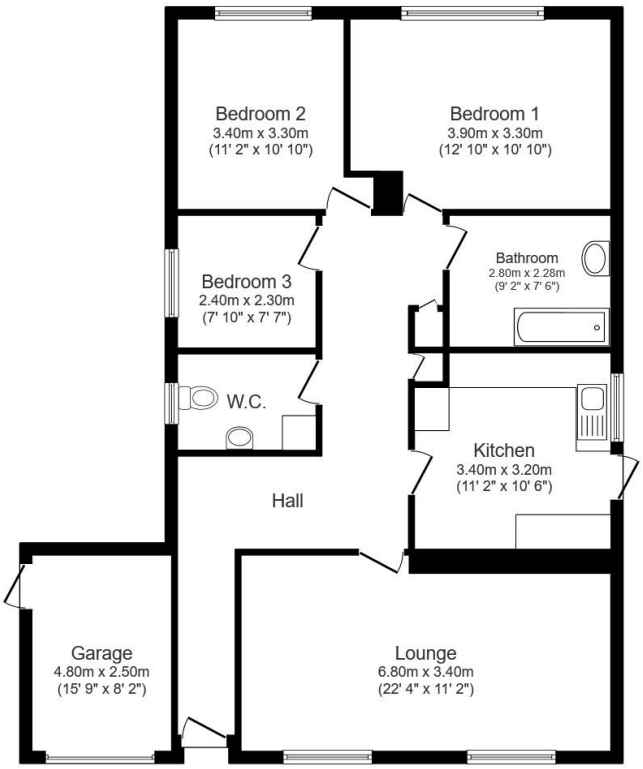
Outside
To the front of the property, there is a driveway and parking for several cars. Garage (4.80m x 2.50m - 15'9" x 8'2") with automatic roller door. Cast iron railings up the drive and into the property.

Gardens
Front lawned garden, with range of borders, shrubs and plants, which can also be accessed from wooden gate to the side. Views over the surrounding area of Kingsteignton towards the Moors and over the countryside beyond.

Gardens at rear and sides of property accessed from the back door, the side wooden gate, or via the garage. Gravelled path to the side and rear, with planted borders. Tiered lawned garden to the rear with borders, shrubs and plants. Cast iron railings. Rear side garden behind the garage.



Agent's Note
Council Tax Band: 'D' £2666.57 for 2026/27
EPC Rating: 'G'
Long Term Flood Risk: Very Low
Gas: Currently not connected.
Central Heating has the benefit of being underfloor.
Broadband: All the connections are there.
Telephone: All the connections are there.
Mobile Signal: Has always been/is very good.
Accessibility: There are cast iron handrails up the drive and into the house at the front, and the same at the back.



Floor Plan

Total floor area: 103.3 sq.m. (1,112 sq.ft.)

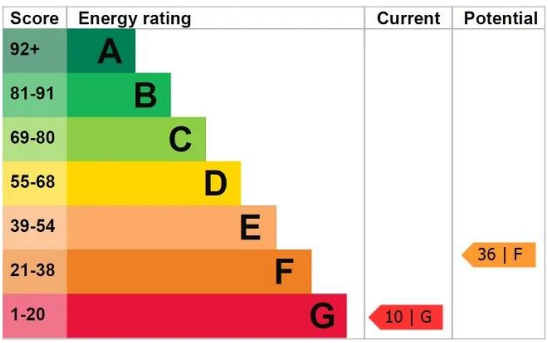
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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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.