



**SAMPLE  
MILLS**

**Chariot Drive  
Kingsteignton  
Newton Abbot  
Devon**

**£270,000**  
FREEHOLD





**Chariot Drive, Kingsteignton,  
Newton Abbot, Devon**

**£270,000 freehold**

Forming part of this modern residential area occupying a Cul de sac location is this modern 3 bedroom semi-detached family home, which is situated on the edge of Kingsteignton with its range of facilities including shops, both primary and secondary schools, doctors and bus routes into Newton Abbot, together with gaining very good access to the A380 serving both Exeter and Torbay.

The accommodation internally comprises entrance hall, lounge/dining room, fitted kitchen and downstairs cloakroom. On the first floor, there are 3 bedrooms with a master en-suite, plus a family bathroom and w/c.

Other features include gas central heating, uPVC double glazing, gardens to the front and rear and a garage in a block plus parking.



Part double glazed door opening through to:

### Entrance Hall

Radiator. Built-in storage cupboard. Staircase rising to first floor. Door to:

### Cloakroom and w/c

Low flush suite. Wall mounted wash-hand basin with tiled splash back. Obscure uPVC double glazed window.

### Lounge/Dining Room – 5.35m x 4.91m (17'7" x 16'1")

Two radiators. TV point. uPVC double glazed window overlooking the rear garden. Understairs storage cupboard. Telephone point. uPVC double glazed French doors providing access to the decking and to the rear garden. Double doors opening through to:

### Kitchen – 3.06m x 2.61m (10'0" x 8'7")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Integrated dishwasher. Integrated fridge/freezer. Partly tiled walls. Spotlight points. One of the cupboards houses the gas boiler for hot water and central heating system. uPVC double glazed window overlooking the front.

### First Floor Landing

Radiator. Hatch to the roof space. Built-in shelved airing cupboard housing the tank with electric immersion and digital timer control box.

### Bedroom 1 – 3.74m x 2.70m (12'3" x 8'10")

Radiator. uPVC double glazed window to front aspect. Space for wardrobe. Door to:

### En-Suite – 2.81m x 1.62m (8'7" x 5'4")

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Tiled walls. Shaver point. Extractor. Spotlight points.

### Bedroom 2 – 3.63m x 2.64m (11'11" x 8'8")

Radiator. uPVC double glazed window overlooking the rear garden.

### Bedroom 3 – 2.29m x 2.29m (7'6" x 7'6")

Radiator. uPVC double glazed window with a rear aspect.

### Bathroom and w/c – 2.30m x 1.98m (7'7" x 6'6")

Panelled bath with shower mixer tap attachment. Wall mounted wash-hand basin. Low level w/c. Radiator. Partly tiled walls. Extractor fan. Shaver point. Obscure uPVC double glazed window.

### Outside

To the front of the property, is a small area laid to patio with outside lighting. To the rear, there is an area laid to decking, where there is outside lighting and outside tap. Steps provide access down to a further patio area, which leads onto a fenced in garden predominately laid to lawn with various surrounding bushes. There is also an area under the decking for storage and a garden shed with a courtesy door back to the front. There is also a garage in a block nearby under a coach house, which is freehold, however, there is a contribution to an annual insurance premium that needs to be paid.

### Agent's Note

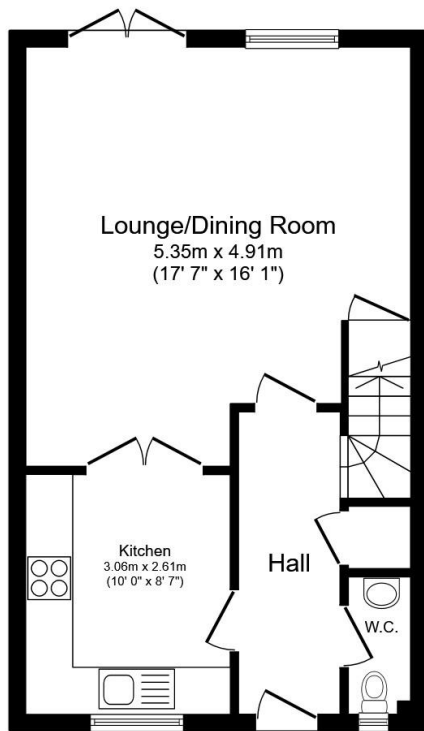
Council Tax Band: 'D' £2493.44 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low

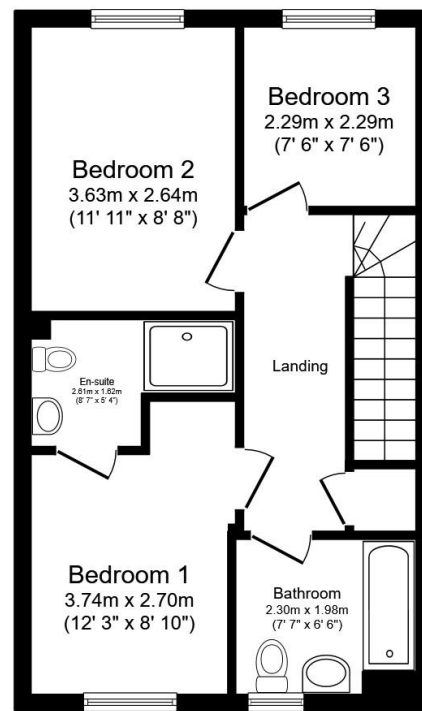
Service Charge: £148.03 every 6 months (for 2025/26) (First Port)





**Ground Floor**

Floor area 41.8 sq.m. (450 sq.ft.)



**First Floor**

Floor area 41.8 sq.m. (449 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



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Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	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.