SIMPLY GREEN

Sandygate Mill, Kingsteignton, Newton Abbot, TQ12 3PG

Newton Abbot - Guide Price

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

Tenure: Freehold

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.

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.

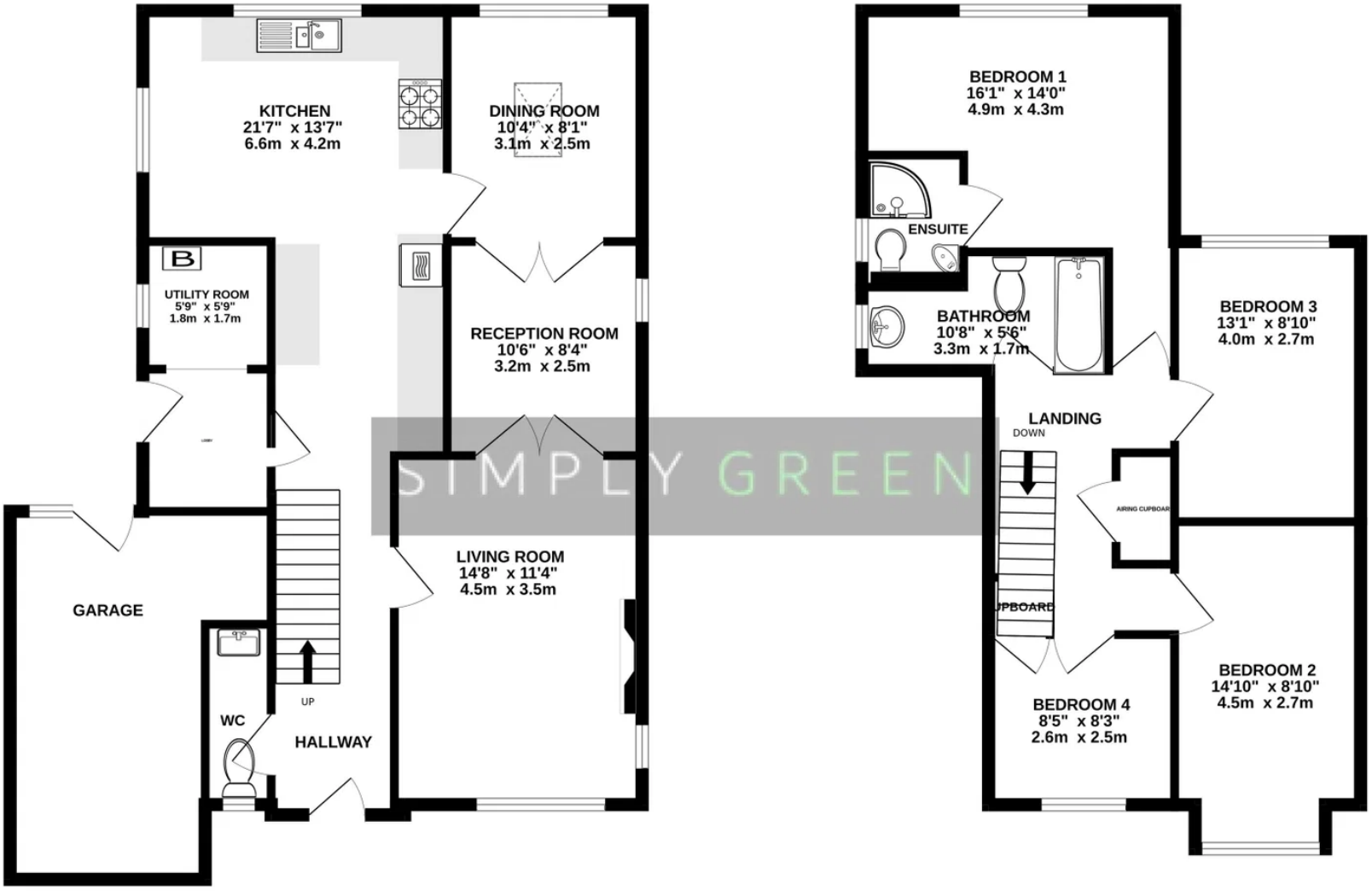
Externally

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.

Anti-Money Laundering (AML):
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.

GROUND FLOOR

1ST FLOOR



SIMPLY GREEN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

AT SIMPLY GREEN
WE WILL GIVE YOU TWO FREE QUOTES FOR CONVEYANCING

1 FOR AN ONLINE SOLICITOR, PERFECT IF YOU ARE WORKING THROUGHOUT THE DAY

AND

1 FOR A LOCAL SOLICITOR IF YOU'D PREFER TO MEET FACE TO FACE

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL REVIEW IS AVAILABLE TO YOU.

IS YOUR CURRENT DEAL REALLY THE BEST ONE AVAILABLE?

THIS FREE SERVICE COULD SAVE YOU MONEY, ON WHAT IS MOST LIKELY YOUR BIGGEST SPEND!

WE WILL ALSO ARRANGE A QUOTE FOR A SURVEY ON YOUR ONWARD PURCHASE.

GIVING YOU PEACE OF MIND TO MOVE FORWARD WITH NO UNEXPECTED SURPRISES!

AND AS FOR THE FINAL STEP, WE CAN HELP THERE TOO.

LET US ARRANGE A QUOTE FOR REMOVALS FROM A LOCAL COMPANY

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.

88 Queen Street
Newton Abbot
Devon
TQ12 2ET