

**SAMPLE
MILLS**



**Elmfield Way
Kingsteignton
Newton Abbot
Devon**

£470,000
FREEHOLD





Elmfield Way, Kingsteignton, Newton Abbot, Devon

£470,000 freehold

Situated in the heart of Kingsteignton close to all the amenities including walking distance to the shops, schools, pubs and the fountain, together with bus services into Newton abbot town centre and the link roads to Exeter and Torbay being close at hand.

The accommodation comprises an entrance into a dining hall, a separate lounge and kitchen/family room. On the first floor are 4 bedrooms, master en-suite and a family bathroom and w/c.

The property also has gas central heating, double glazing, garage plus parking and gardens.

Built by Baker Estates, approximately 2018.



Part double glazed door with side screen opening through to:

Entrance

Single panelled radiator. Staircase rising to first floor. Karndean flooring. Door to:

Cloakroom

Low flush suite. Wall-mounted wash-hand basin with tiled splashback. Fuse board. Single panelled radiator. Extractor fan.

Lounge – 4.45m x 3.22m (14'7" x 10'7")

Two radiators. TV point. uPVC double glazed window to front. Central heating thermostat.

Dining Hall – 3.35m x 3.21m (11'0" x 10'1")

Radiator. uPVC double glazed windows to two aspects overlooking the front and side. Karndean flooring. Built-in cupboard space with shelved recesses. Door through to:

Kitchen/Family Room – 8.97m x 3.86m (29'5" x 12'8")

One and a half bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splashbacks. Built-in Induction hob with extractor hood above. Built-in double oven. Cupboard housing boiler for hot water and central heating system. Integrated dishwasher. Integrated fridge and freezer. Inset spotlights. Radiator. Understairs storage cupboard housing the plumbing for the washing machine. uPVC double glazed windows to two aspects overlooking the rear. Karndean flooring. uPVC double glazed double doors providing access to the rear garden.

First Floor Landing

Hatch to the roof space. Built-in shelved cupboard.

Bedroom 1 – 4.08m x 3.35m (13'5" x 11'0")

Radiator. uPVC double glazed window overlooking the rear. Door to:

En-Suite – 2.24m x 1.41m (7'4" x 4'8")

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Extractor fan. Spotlight points. Shaver point. Heated towel rail. Obscure uPVC double glazed window.

Bedroom 2 – 3.35m x 2.99m (11'0" x 9'10")

Single panelled radiator. uPVC double glazed window to front aspect.

Bedroom 3 – 3.32m x 2.81m (10'11" x 9'3")

Single panelled radiator. uPVC double glazed window overlooking the front.

Bedroom 4 – 3.98m x 2.24m (13'1" x 7'4")

Single panelled radiator. uPVC double glazed window with a rear aspect.

Bathroom – 2.24m x 1.93m (7'4" x 6'4")

Panelled bath with fitted shower. Wall mounted wash-hand basin. Low level w/c. Heated towel rail. Inset spotlights. Extractor fan.

Outside

To the front of the property are two areas laid to chippings with various flowering plants and bushes. Outside light.

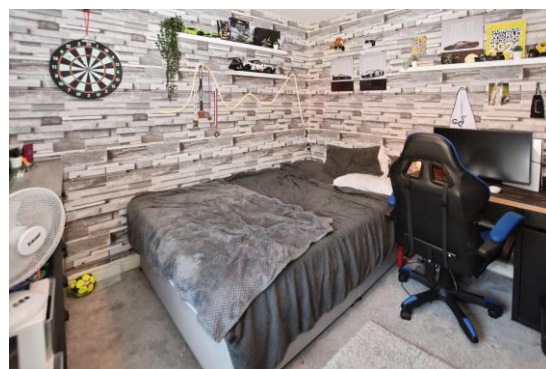
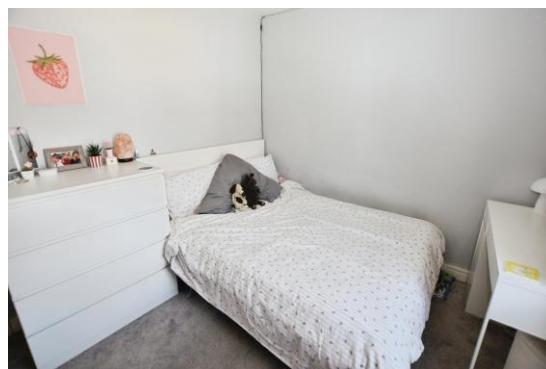
To the rear of the property, there is an area laid to hardwood decking onto a garden predominately laid to lawn with surrounding areas stocked with a host of mature trees, fruit trees, vegetable garden area, plants and shrubs. There is space for a shed, an area laid to gravel, a corner raised seating area, outside lighting and external power, and access back to the front. In addition, a courtesy door through to the garage with power and light plus off road parking.

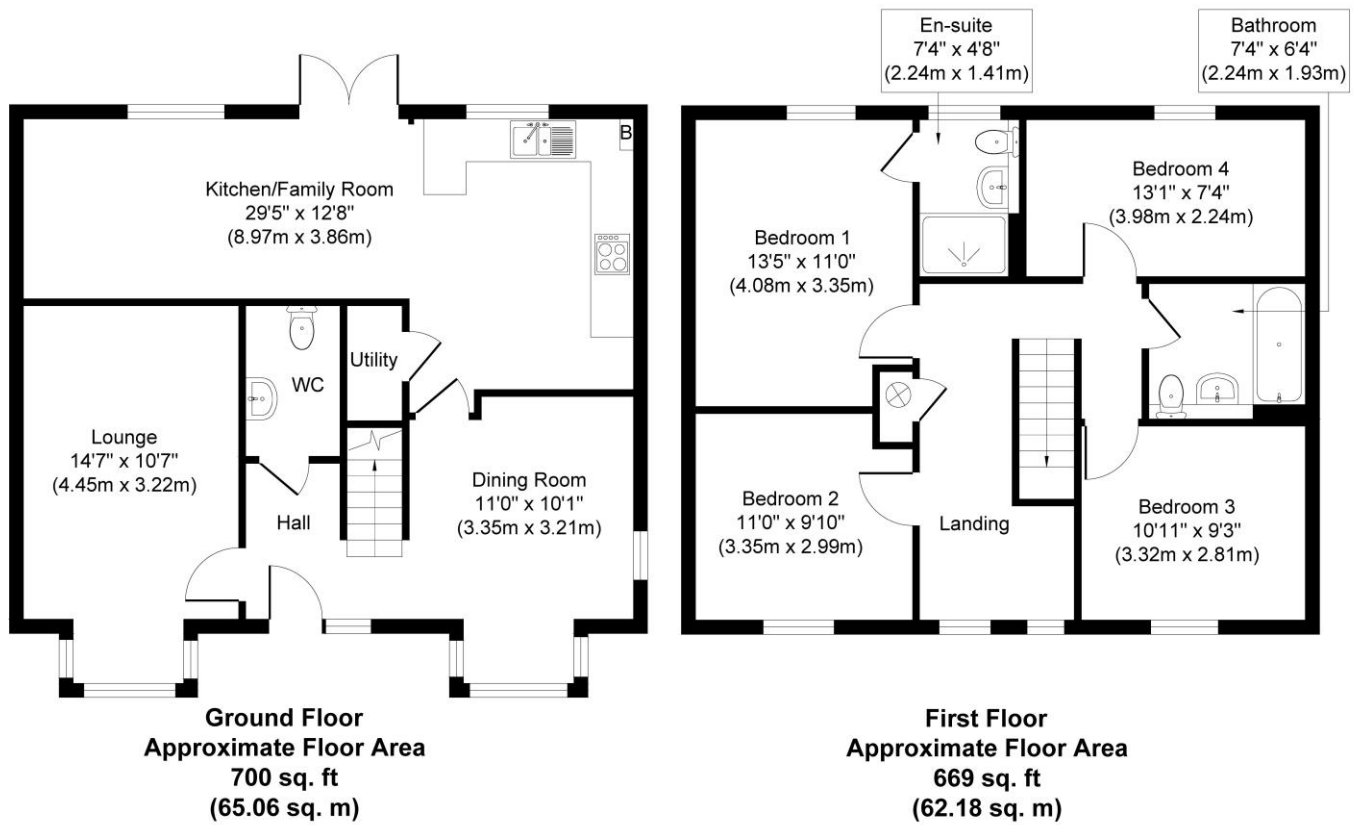
Agent's Note

Council Tax Band: 'E' £3259.14 for 2026/27

EPC Rating: 'B'

Long Term Flood Risk: Very Low





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 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.