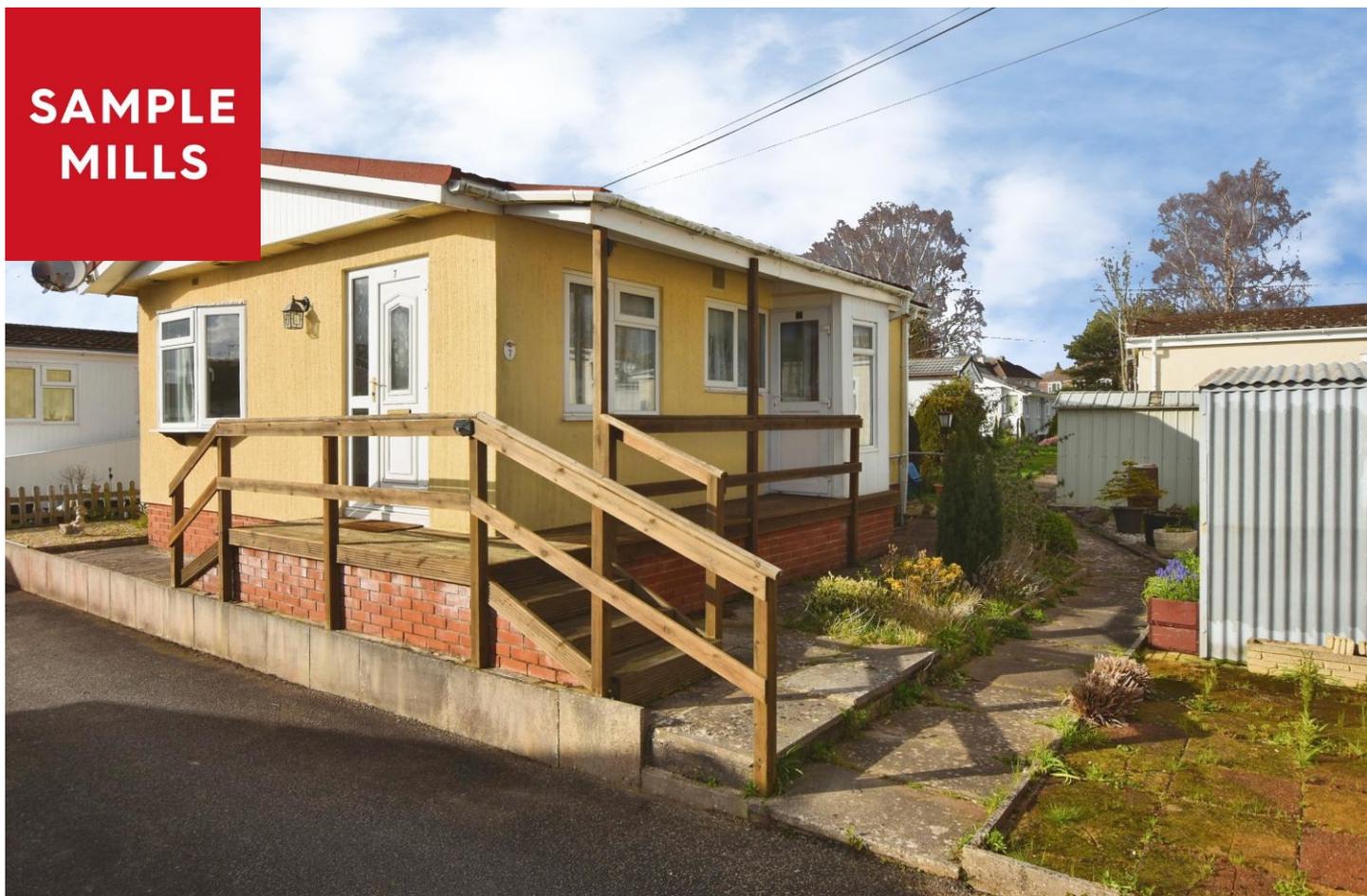


**SAMPLE
MILLS**



**Crossley Moor Road
Kingsteignton
Newton Abbot
Devon**

£150,000





Crossley Moor Road, Kingsteignton, Newton Abbot, Devon

£150,000

A detached mobile unit situated in the popular area of Kingsteignton providing easy access for all local amenities.

The property is sold with **NO CHAIN** and is ready for occupation straightaway.

The accommodation is spacious and has open plan lounge/dining area, 2 bedrooms, kitchen and a wet room. The property has level gardens to the front, rear and side, and a useful outside storage shed.

The property is set close to shops, doctors' surgery, public services, public house, church, the A380. A38 and M5 motorway and has good links to Newton Abbot town centre with access to the main rail line station to London Paddington.

Viewing of this property is highly recommended for those seeking a mobile unit in this sought after area.



uPVC double glazed door with display windows to entrance. Opening onto:

Lounge/Dining Area – 6.01m x 3.20m (19'9" x 10'6")

Double glazed windows to the side. Feature double glazed bay window looking over the front. Single panelled radiator. Feature fireplace with living flame coal effect fire with back boiler, tiled inset with wooden surround and recesses on either side with fitted shelving. TV point. Single panelled radiator x 2. Fitted shelving. Glazed door through to:

Inner Hallway

Storage cupboard with timer control unit for central heating. Coat hooks. Door off to:

Kitchen – 3.01m x 2.30m (9'11" x 7'7")

A range of fitted base units. Worktop surface areas. Stainless steel drainer with taps over. Range of wall mounted cupboards. Gas cooker point. Plumbing for washing machine. Double glazed windows to the rear. Single panelled radiator. Double glazed door onto:

Rear Porch

uPVC double glazed window. uPVC part double glazed door.

Wet Room

Tiled walls. Wash-hand basin. Low level w/c. Built-in storage cupboard which has immersion tank with shelving.

Bedroom 1 – 2.80m x 2.51m (9'2" x 8'3")

A range of built-in double wardrobes with drawers below, dressing area and storage cupboards over. uPVC double glazed windows to the side. Single panelled radiator.

Bedroom 2 – 2.90m x 1.80m (9'6" x 5'11")

uPVC double glazed window to the rear. Single panelled radiator.

Outside

Veranda steps to the front and to the side. Paved areas with borders. Calor gas and electric meters. Outside storage cupboard. Under house storage. Washing line and gravelled area.

Agent's Note

Council Tax Band: 'A' £1662.29 for 2025/26

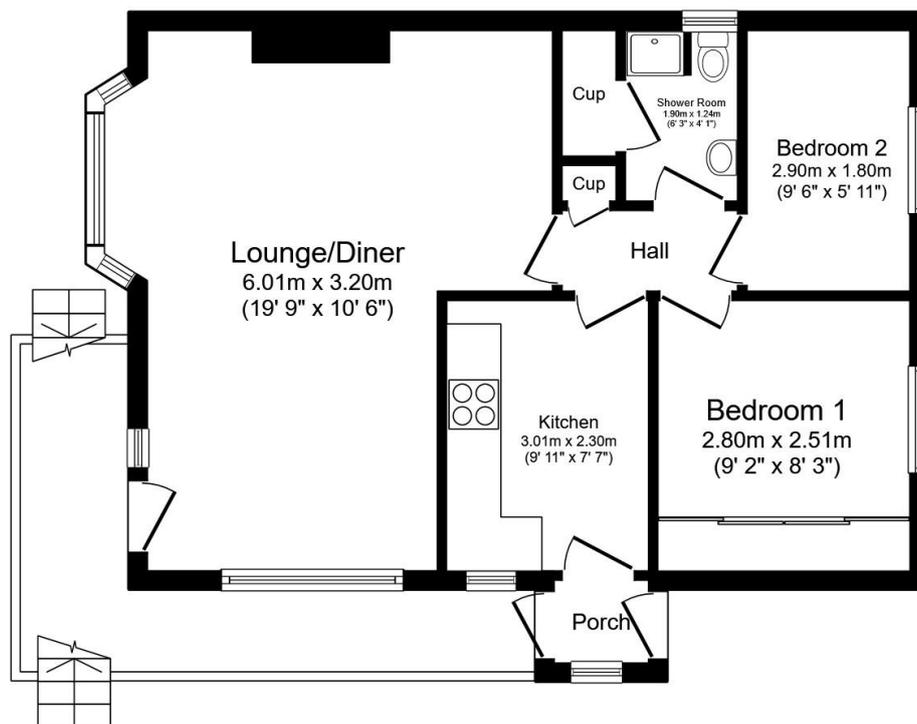
Long Term Flood Risk: Very Low/Medium

Ground Rent: £162.96 pcm

Age Restriction: Over 50's

Pets: No dogs





Floor Plan

Floor area 52.5 sq.m. (566 sq.ft.)

Total floor area: 52.5 sq.m. (566 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



3 Bank Street
 Newton Abbot
 TQ12 2JL

Tel: 01626 367018
 sales@samplemills.co.uk

www.samplemills.co.uk

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.