

SIMPLY GREEN

Sandygate Mill,
Kingsteignton



A secluded bungalow situated on a generous sized plot and accommodation comprising two double bedrooms, a living room, a modern kitchen and a family bathroom.

Externally there is a driveway, garage, and a generous sized rear garden with an extensive patio and a side lawned garden offering the opportunity for potential extension subject to the normal building and planning consents. This property is located within Kingsteignton, in the highly desirable area of Sandygate Mill.

The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities, including a new primary school on the development, a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities and a hospital.

Accommodation

External lighting and a uPVC obscure double glazed door leading through to the entrance porch with a timber framed, obscure glazed door flowing through to the generously sized living room, benefiting two uPVC double glazed windows to the front and side aspect and an archway at the rear of the living room that leads through to a modern kitchen.

The kitchen has two uPVC double glazed windows overlooking the generously sized rear garden, stainless steel, single drainer, 1 & 1/2 bowl sink inset with solid wooden worktops, part tiled walls and a range of modern matching base cupboards, drawers and fitted matching wall cupboards with under cupboard lighting. Integrated appliances include a four ring induction hob with a stainless steel extractor hood above and an integrated stainless steel electric oven and fridge. There is plumbing for a washing machine and a built in cupboard housing the wall mounted gas boiler and a uPVC obscure double glazed door leading to the rear garden.

From the living room, an archway leads through to an inner hallway with doors to principal rooms.

The property offers two double bedrooms. The master bedroom is found to the rear of the property with a uPVC double glazed window overlooking the garden with the second double bedroom to the front of the property with a uPVC double glazed window and fitted double wardrobes. There is also a fitted dressing table with cupboards below.

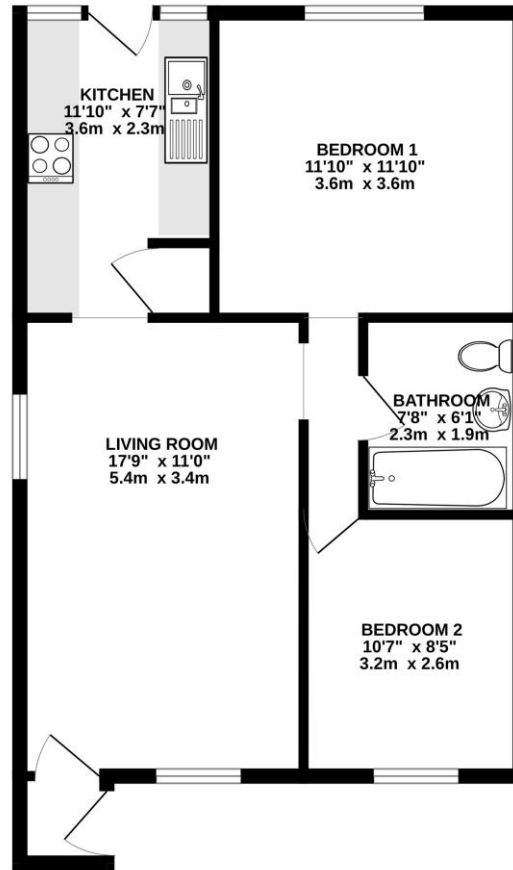
The accommodation concludes with a family bathroom offering part tiled walls, panelled bath with shower attachment, a vanity unit with a wash hand basin and cupboards below, WC, an extractor fan and a wall mounted heated towel rail.





Floorplan

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.

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.
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**TENURE: Freehold
COUNCIL TAX BAND C**

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01626 798440

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



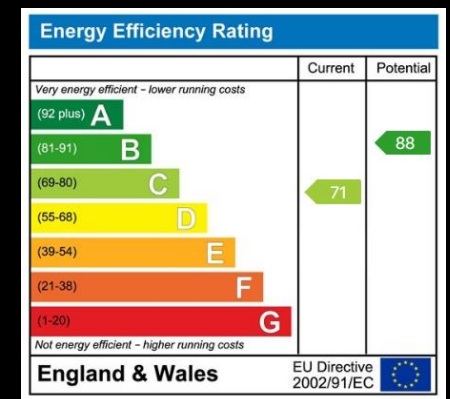
Outside

To the front of the property is an expanse of lawned garden, a mature tree and a central paved path with rail leading to an outside storage cupboard and access to the property. The path continues to a timber gate, giving access to the rear garden and the further additional lawned garden area with bordering timber fencing. Opposite the property is a small expanse of lawned garden and a driveway providing parking and access to the garage via an up and over door.

The rear garden is a real feature of the property, offering far-reaching views. The first part of the garden has been laid to a generous expanse of paved patio with an outside tap, fitted storage cupboards and is a perfect place to entertain family and friends, and provides access to the kitchen via a uPVC obscure double glaze door.

Railway sleeper steps flow down to a lower level, lawned garden with a feature pond, bordering timber fencing and flowerbeds incorporating plants and shrubbery.

The garden flows around to the side of the property with a hardstanding bordering path, offering the potential for extension, subject to the necessary planning and building consent. The hardstanding path continues to a timber gate leading to the front garden.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET