

**SAMPLE
MILLS**



**Darran Close
Kingsteignton
Newton Abbot
Devon**

£300,000

FREEHOLD





Darran Close, Kingsteignton,
Newton Abbot, Devon

£300,000 freehold

A spacious 2 bedroom Detached Bungalow situated in the prime location of Kingsteignton providing easy access for all local amenities to include the A380, A38 and M5 motorway. The property also has easy access for the town centre and access to the main rail line station to London Paddington and all other facilities in Newton Abbot.

The accommodation offers an entrance porch with hallway, lounge/diner and offset kitchen, 2 double bedrooms and a bathroom.

The gardens are easy to manage and contain a garage and off road parking.

Viewing of this property is highly recommended for those seeking a property of this nature.



Composite door to:

Entrance Porch

Double glazed windows. Double wooden doors opening onto:

Entrance Hallway

Concealed lighting. Laminated flooring. Single panelled radiator. Dado rail. Airing cupboard with timer control unit. Cupboards over with the electric consumer meter and storage cupboard. Glass sapede doors through to the:

Lounge/Dining Area – 6.48m x 5.85m (21'3" x 19'2")

Lounge

uPVC double glazed window looking over the front and over the surrounding area. Double panelled radiator. Coving to ceiling. Feature fireplace with living flame gas fire, marble insert, hearth, wooden surround and mantle over. TV point.

Dining Area

Piano window. Laminated flooring. Concealed lighting. Coving to the ceiling. Sapele door through to:

Kitchen – 3.50m x 2.40m (11'6" x 7'10")

A range of fitted base units. Rolled edge worktop surface areas. Prep area. Single panelled radiator. Single oven with 4 ring hob and extractor fan over. Range of wall mounted cupboards. 1½ drainer with chrome tap over. uPVC double glazed window. Door providing access to the rear. Cupboard which houses the wall mounted Baxi boiler serving hot water and central heating. Fitted worktop with base units. Wall mounted display cabinets with display plinth. Doors off to:

Bedroom 1 – 3.85m x 2.85m (12'8" x 9'4")

Faces the rear. uPVC double glazed window. Single panelled radiator. Built-in double wardrobes with double opening doors, mirror fronted on one of them, hanging rails and shelving.

Bedroom 2 – 3.50m x 2.85m (11'6" x 9'4")

uPVC double glazed window. Single panelled radiator. Laminated floor.

Shower Room – 2.50m x 2.50m (8'2" x 8'2")

Large walk-in shower unit with fitted Mira power shower and handrail. Vanity wash-hand basin. Low level w/c. Tiled walls. Obscure double glazed windows. Concealed lighting. Ladder radiator. Tiled flooring.

Garage – 4.85m x 2.45m (15'11" x 8'0")

Up and over door. Power and light.

Outside

The property has a driveway to the front which has a gravelled area and steps with wrought iron railing leading to the front door. The garden to the front is lawned with raised wall, borders, plants and shrubs and has access onto an attached garage. A gate provides access around to the rear garden.

The rear garden has a path up to a patio and drying area with Pergola, wooden garden shed, small greenhouse, raised wall with paving, lawned garden, feature fishpond, raised borders and shrubs. A side gate has access down to the side. Outside water tap.

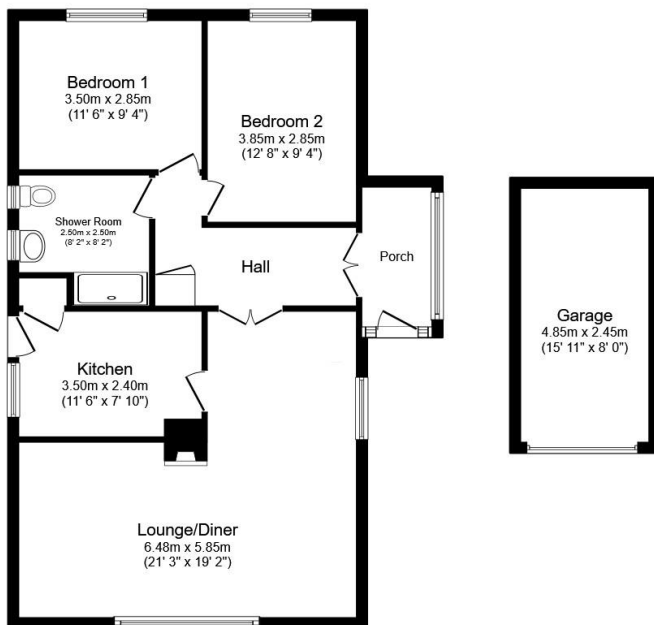
Agent's Note

Council Tax Band: 'D' £2666.57 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 75.8sq.m. (815 sq.ft.)

Garage
Floor area 11.9 sq.m. (128 sq.ft.)

Total floor area: 87.7 sq.m. (944 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		
81-91	B		83 B
69-80	C		
55-68	D	67 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.