SAMPLE MILLS

# Lindridge Close
# Kingsteignton
# Newton Abbot
# Devon

## Price Guide
## £325,000 - £350,000

FREEHOLD

Lindridge Close, Kingsteignton, Newton Abbot, Devon

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An extended 3 bedroom detached bungalow situated in the popular area of Kingsteignton offering a level location providing easy access for shops, doctors' surgery, public services, public house, church, A38, A380, M5 motorway and easy access for the mainline rail station to London Paddington.

The accommodation internally comprises entrance porch, spacious hallway, extended kitchen/dining room, conservatory, 3 decent size bedrooms, one with en-suite, separate family bathroom and lounge.

The property further benefits from level gardens front and rear, good off road parking and a garage.

uPVC double glazed door to:

**Storm Porch**
Windows. Glazed door to:

**Spacious Hallway**
Laminated flooring. Built-in storage cupboards x 2. Single panelled radiator. Door through to:

**Lounge – 4.10m x 4.10m (13'5" x 13'5")**
Double glazed windows to the front. Double panelled radiator. Feature fireplace with log burner, insert with brick hard standing. Radiator x 2. TV point.

**Bedroom 1 – 3.20m x 3.00m (10'6" x 9'10")**
Built-in wardrobes. Double glazed window to the front. Storage cupboards over. Wooden flooring.

**Bedroom 2 – 3.00m x 2.80m (9'10" x 9'2")**
uPVC double glazed window. Laminated wooden flooring. Single panelled radiator. Door through to:

**En-Suite**
Shower cubicle. Low level w/c. uPVC double glazed windows. Extractor fan. Circular light. Ladder radiator. Circular wash-hand basin.

**Bedroom 3 – 3.50m x 2.70m (11'6" x 8'10")**
Double glazed window to the rear. Single panelled radiator. Built-in storage cupboard with shelving.

**Bathroom**
Comprising 3 piece suite. Single panelled radiator. Freestanding bath with chrome mixer taps with shower over. Wash-hand basin. Low level w/c. Tiled walls. Obscure glazed window.

**Extended Kitchen/Diner – 5.20m x 5.18m (17'1" x 17'0")**
A range of fitted base units. Worktop surface areas. Drainer 1½ with mixer tap over. Double glazed windows to the rear and to the side. Concealed lighting. Wooden door through to the conservatory. Door to the rear. Wall mounted Glow Worm boiler serving hot water and central heating. Solex power for solar panelling, 14 panels owned by the property. Door through to:

**Conservatory – 4.50m x 2.60m (14'9" x 8'6")**
Laminated flooring. Stable door. Double glazed windows and doors providing access onto the rear.

**Garage – 5.20m x 3.00m (17'1" x 9'10")**
Up and over door. Power and light. Window.

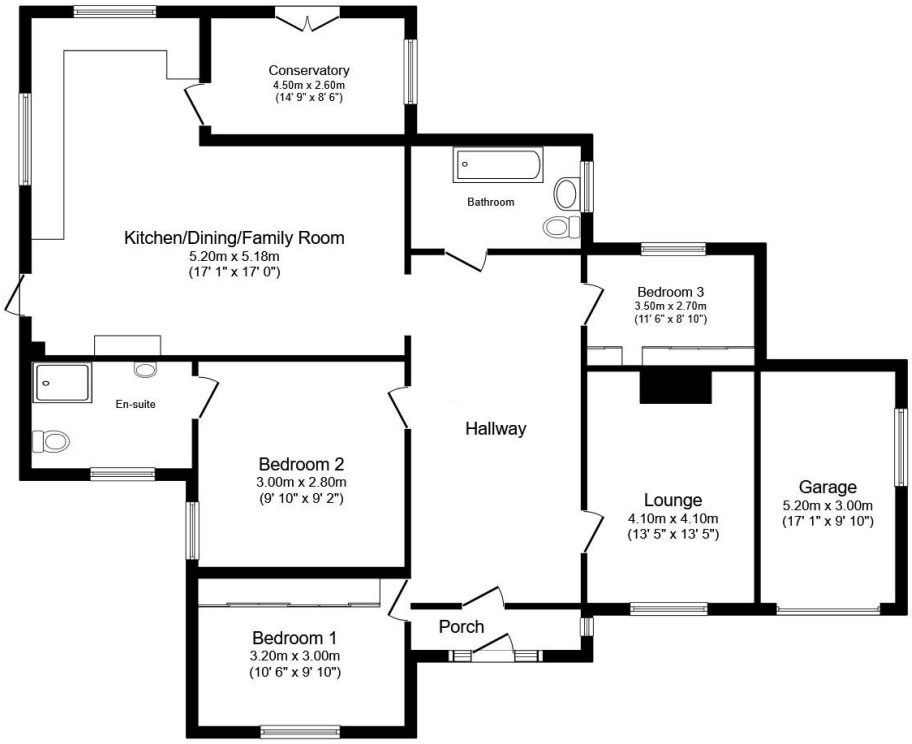
**Outside**
The property has an attached garage. Outside water tap. Paved parking to the front, raised wall, borders, shrubs and plants, gravelled areas to either side and access round to the rear garden, which is level and has a paved patio area, fence surround and wooden garden shed to the rear.

**Agent's Note**

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

EPC Rating: 'C'

Long Term Flood Risk: Very Low




## Floor Plan

Floor area 135.3 sq.m. (1,457 sq.ft.)

Total floor area: 135.3 sq.m. (1,457 sq.ft.)

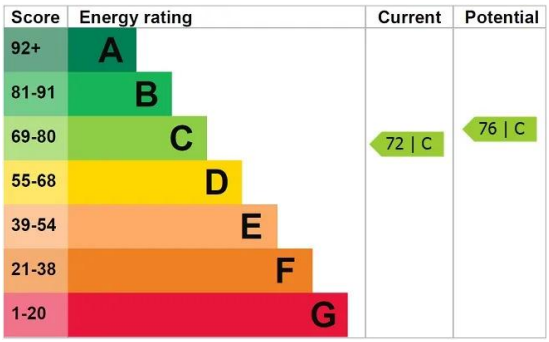
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

SAMPLE MILLS

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.