SAMPLE MILLS

Clifford Avenue
Kingsteignton
Newton Abbot
Devon

£325,000
FREEHOLD

Clifford Avenue, Kingsteignton, Newton Abbot, Devon

£325,000 freehold

This semi-detached family home, which has been much improved by its present owners, comprises an entrance porch opening through to the entrance hall, lounge, kitchen/dining room opening through to a bedroom with access to the rear and also having en-suite facilities. On the first floor, there are 3 bedrooms and a shower room.

The property also has gas central heating, uPVC double glazing, newly fitted kitchen and shower room, a new boiler, re-decorated, re-plastered and re-carpeted recently. There is a garage plus off road parking which has recently been upgraded with a resin finish.

Situated on the edge of Kingsteignton close to both primary and secondary schools, retail park, pubs, church, shops, Tesco and Lidl together with gaining easy access to both Newton Abbot and Exeter with their further range of facilities and amenities.

Being offered with NO CHAIN viewing is strongly recommended.

uPVC part double glazed door opening through to:

Entrance Porch
Partly tiled walls. Tiled floor. uPVC double glazed windows. Courtesy door through to the garage. Part glazed door opening through to:

Entrance Hall
Staircase rising to first floor. Door through to:

Lounge - 6.20m x 4.19m (20'4" x 13'9")
Two radiators. uPVC double glazed windows to two aspects overlooking the front and rear. Door through to the inner lobby. Part glazed door opening through to:

Kitchen/Dining Room - 6.02m x 2.40m (19'9" x 8'2")
Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Double panelled radiator. Plumbing for washing machine. uPVC double glazed windows to five aspects overlooking the rear and side. Tiled floor. Partly tiled walls. Walk-in larder with electric light. Wall hung gas boiler for hot water and central heating system. Double panelled radiator. One of the enclosed cabinets houses the plumbing for washing machine. Glazed door to outside.

From the lounge there is a doorway via the understairs storage, through to:

Bedroom 4 - 3.40m x 2.39m (11'2" x 7'10")
Single panelled radiator. uPVC double glazed window. uPVC double glazed door to outside. Door through to:

Inner Hall
Which provides access to:

En-Suite
Tiled shower area with fitted shower. Pedestal wash-hand basin. Low level w/c. Electric wall heater. Water heater. Extractor fan. Fully tiled walls. Tiled floor.

First Floor Landing
Hatch to the roof space. Doors off to:

Bedroom 1 - 3.51m x 3.28m (11'6" x 10'9")
Radiator. uPVC double glazed window to front aspect.

Bedroom 2 - 3.51m x 2.59m (11'6" x 8'6")
Radiator. uPVC double glazed window overlooking the rear.

Bedroom 3 - 2.39m x 1.91m (7'10" x 6'3")
Radiator. uPVC double glazed window to front aspect.

Shower Room
Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Radiator. Obscure uPVC double glazed window.

Outside
To the front of the property, there are two garden areas stocked with bushes, plants and shrubs. There is also a centralised rockery area where there is a fountain effect within gravel.

To the rear of the property, there are areas laid to artificial lawn and areas laid to gravel. There is a seating area, mature trees and bushes. There is a door opening through to a workshop for storage, with a new roof. In addition, there is the garage plus off road parking which has recently been upgrade with a resin finish.

Garage - 5.51m x 2.21m (18'1" x 7'3")
Metal up and over door.

Agent's Note
Council Tax Band: 'C' £22370.28 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Rivers and Sea Very Low - Surface Water High

Total floor area: 115.2 sq.m. (1,240 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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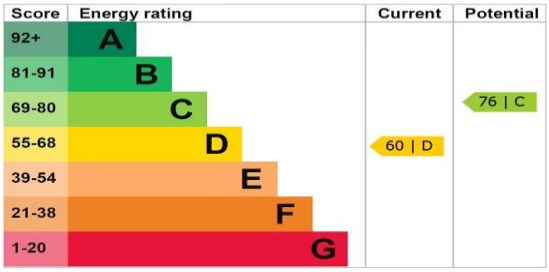

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.