

SAMPLE MILLS & Co.

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Moorsend
Kingsteignton
Newton Abbot

Price **£175,000**

www.samplemills.co.uk

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Kingsteignton
Newton Abbot
TQ12 3JY**

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ABOUT THE PROPERTY:

An ideal opportunity to acquire a 3 Bedroom Home in the heart of Kingsteignton close to amenities which include Primary and Secondary Schools, Shops, Doctors Surgery, Public Houses and Church. In addition, the link roads for Exeter and Torbay are close at hand.

The full accommodation comprises an Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room and Conservatory. On the First Floor are 3 Bedrooms with a Wet Room and a separate WC. Other features include part gas central heating, uPVC double glazing and gardens front and rear.

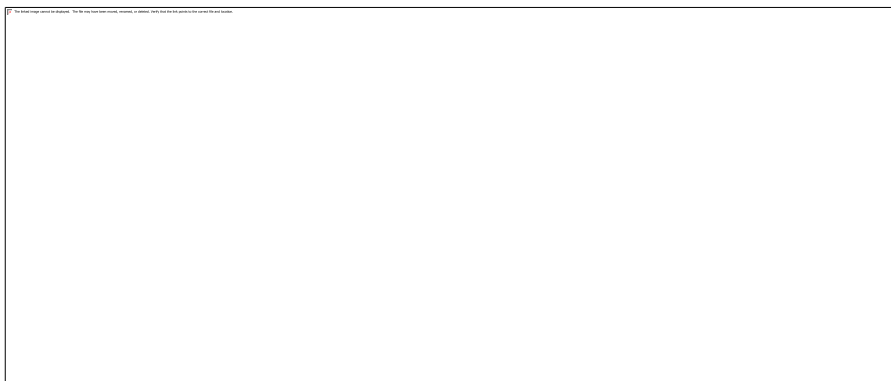
Being offered with no onward chain, viewing is strongly recommended.

Directions

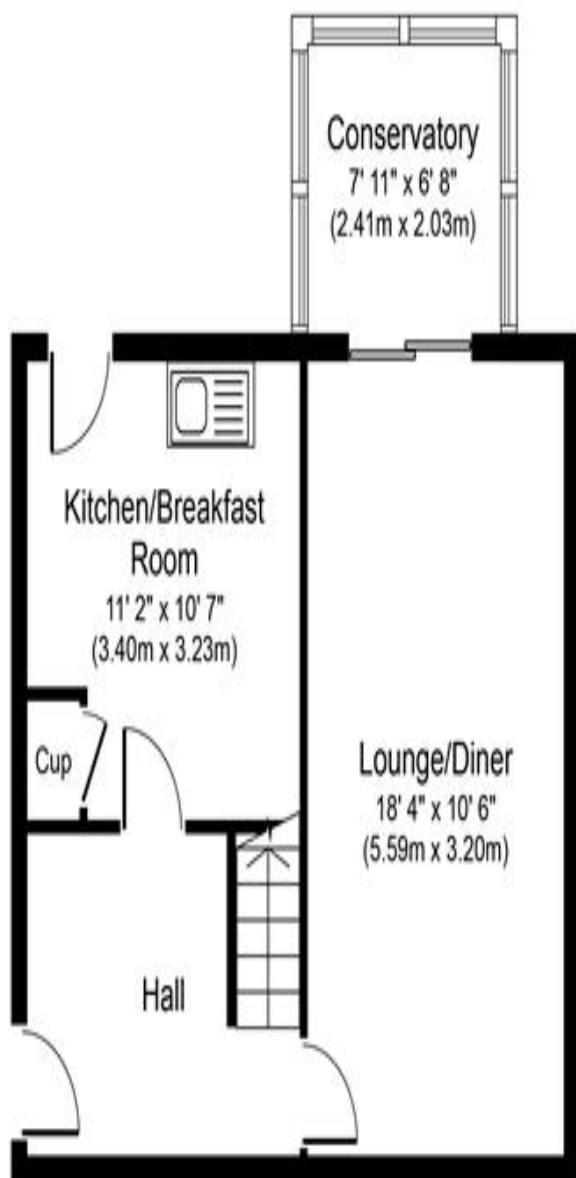
From our Newton Abbot office continue on the Newton Road, passing Tesco on your left hand side. Continue to the next roundabout turning left continuing left to the next roundabout turning onto Gestridge Road which in turn leads onto Exeter Road. Turn left into Moorsend, off Exeter Road.

Disclaimer

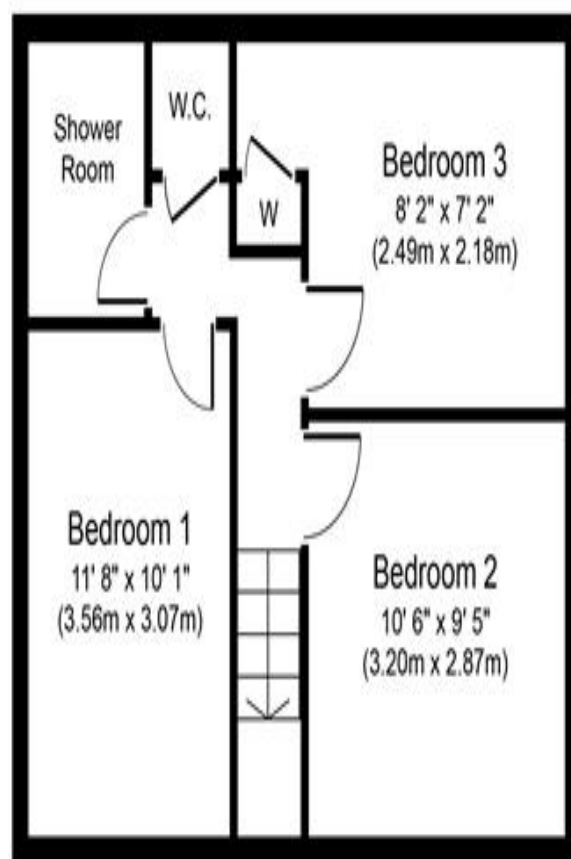
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







Ground Floor
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)



First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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