

**SAMPLE
MILLS**



**Orchard Close
Kingsteignton
Devon**

£375,000
FREEHOLD





Orchard Close, Kingsteignton, Devon

£375,000 freehold

A spacious 3 bedroom detached bungalow occupying a corner plot position in a quiet cul-de-sac, in the sought after area of Kingsteignton. The property is in a level location with easy access to all local amenities.

The accommodation internally comprises entrance hall with door off to the lounge, a separate dining room, kitchen, 3 good sized bedrooms and a recently refitted shower room with a walk in shower.

Outside, the property has ample off road parking, garage and workshop with mature level gardens to the front, side and rear which have been thoughtfully landscaped incorporating patio areas, level lawns and a good range of mature plants, trees and shrubbery. There is also an aluminium greenhouse and garden shed.

The property is being sold with no onward chain and benefits from gas central heating and double glazing.

Viewing is highly recommended for purchasers looking for a good sized bungalow in this popular area.

Kingsteignton offers a good range of amenities including local and high street shops, primary and secondary schools, doctors surgery, Church, pubs, seasonal community outdoor swimming pool, as well as easy road access for onward journeys via the A380/A38 and the mainline railway station is in Newton Abbot, just a short drive away.



STORM PORCH

Stained glass door with double glazed window opening into the Entrance Hall.

ENTRANCE HALL

Circular window. Coving to ceiling. Radiator. Access to loft space. Storage cupboard housing the gas meter, with hanging rail and shelving. Airing cupboard housing Baxi combi boiler serving hot water and gas central heating. Timer control unit. Storage cupboard above housing electric meter and consumer unit. Feature arch with door through to Lounge.

LOUNGE - 5.30m x 3.40m (17'5" x 11'2")

Double glazed window to front aspect. Single panelled radiator. Feature fireplace.

KITCHEN - 3.97m x 2.70m (13' x 8'10")

Incorporating a good range of fitted base units with rolled edge worktop surface areas. Range of matching wall mounted cupboards with display cabinets. Space for electric cooker. Plumbing for washing machine. Stainless steel sink drainer unit with mixer tap. Double glazed window to rear. Stable door opening onto the rear. Double panelled radiator. Coving to ceiling. Glazed door through to

DINING ROOM - 4.80m x 3.90m (15'9" x 12'10")

Double glazed window to front aspect. Single panelled radiator. Coving to ceiling. Access to loft space. Double glazed patio doors opening onto the rear garden.

BEDROOM ONE - 3.14m x 3.00m (10'4" x 9'10")

Double glazed window to front aspect. Double panelled radiator. Coving to ceiling.

BEDROOM TWO - 3.10m x 3.00m (10'2" x 9'10")

Double glazed window to side aspect. Double panelled radiator. Coving to ceiling.

BEDROOM THREE - 2.80m x 2.10m (9'2" x 6'11")

Double glazed window to rear aspect. Double panelled radiator.

SHOWER ROOM

Walk in shower with glazed panels and fitted Mira shower. Tiled walls. Low level WC. Wash hand basin. Fixed mirror. Wood panelling to ceiling. Obscure double glazed window.

OUTSIDE

The property benefits from a fully enclosed rear garden, designed for ease of maintenance and ideal for both relaxing and entertaining. The garden features generous patio seating areas, a wooden summer house, and an aluminium greenhouse, providing an excellent space for gardening, hobbies, or simply enjoying the outdoors.

To the front of the property, there is ample off-road paved parking for multiple vehicles, with a side gate providing convenient access to the rear garden.

GARAGE/WORKSHOP - 5.20m x 5.10m (17'1" x 16'9")

Up and over door. Access into an adjacent workshop.

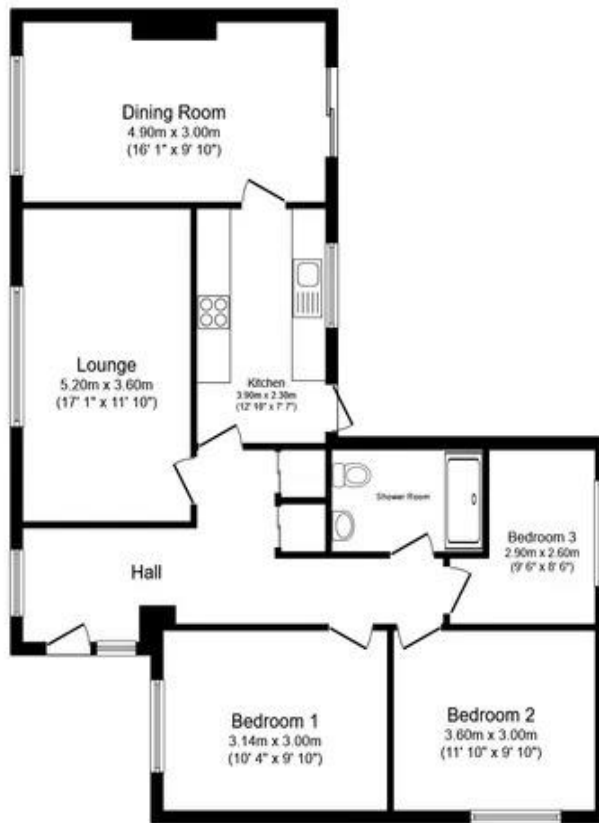
AGENT'S NOTE

Council Tax Band: 'D' £2666.57 for year 26/27

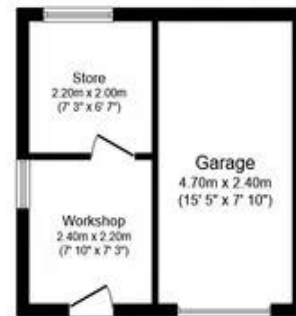
EPC rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan



Garage/Workshop

Total floor area: 114.6 sq.m. (1,234 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		
69-80	C		
55-68	D	66 D	74 C
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.