

**SAMPLE
MILLS**



**Princess Road
Kingsteignton
Newton Abbot
Devon**

£320,000
FREEHOLD





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Newton Abbot, Devon**

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A spacious detached 3 bedroom bungalow occupying a level location in the popular area of Kingsteignton providing easy access for all local facilities to include shops, schools, main rail links to London Paddington and motorway connections A380 and M5.

The bungalow has been updated in recent years and benefits from spacious open planned accommodation to include lounge with bay window, extended kitchen/breakfast room with good range of units fitted throughout, 3 double bedrooms, a bathroom and a recently fitted separate shower room that has been fitted to a high specification.

The property also benefits from gas central heating and double glazing. A further feature of the property is the detached larger than average sized 20ft garage which has been fitted out as a workshop with electric up and over door, power points and lights fitted throughout. There is ample off road parking for this property to the front.

Viewing is highly recommended for those seeking a bungalow on the level set close to all amenities.



uPVC double glazed door to:

Entrance Porch

Pattern flooring. Double glazed uPVC window to side. Glazed door onto:

Entrance Hallway

Concealed lighting. Double panelled radiator. Laminated flooring. BT point. Smoke detector. Doors off to:

Kitchen – 18'2" x 13'3" (5.54m x 4.05m)

A range of fitted base units with rolled edge worktop surface areas. Stainless steel drainer 1½ with mixer tap over. Double glazed window to the side. Further range of fitted base units with built-in double stainless steel oven with storage cupboards below and over and built-in 5 ring gas hob. Part tiled walls with pattern mosaic tiling. Wall mounted glass fitted cabinets. Stainless steel canopy. Further built-in worktops with base units below. Plumbing for washing machine and tumble dryer. Double glazed windows to the side and opening French windows onto the rear garden. Further range of fitted base units with built-in wine rack. Overhead storage cupboards. Concealed lighting. Tiled floor. Space for large fridge/freezer. Plumbing for dishwasher. Low level floor lighting. Door through to:

Lounge – 19'3" x 13'0" (5.87m x 3.96m)

Feature double glazed bay window looking over the front and a further double glazed window also looking over the front. Feature fireplace which has open living flame fire with granite hob. Coving to ceiling. TV point. Spacious room which overlooks the front of the property.

Bedroom 1 – 12'9" x 12'4" (3.89m x 3.76m)

uPVC double glazed bay window looking over the front. Double panelled radiator. Coving to ceiling. Concealed lighting.

Bedroom 2 – 10'4" x 10'0" (3.15m x 3.05m)

Double glazed window to the rear. Double panelled radiator, Concealed lighting. Views over the rear garden and over the playing fields.

Bedroom 3 – 10'2" x 7'3" (3.10m x 2.21m)

Double bedroom. Double panelled radiator. Concealed lighting. Coving to ceiling. uPVC double glazed window.

Bathroom – 8'1" x 7'0" (2.46m x 2.13m)

Comprises 4 piece suite. Free-standing rolled edged bath with chrome mixer taps over. Vanity wash-hand basin with chrome fitted mixer tap. Bidet. Low level WC. Tiled walls with border and pattern. Tiled flooring. Chrome fitted ladder radiator. Access to loft area. Extractor fan. Wall mounted Triton shower. Obscure double glazed windows to the rear. Tiled flooring.

Separate Shower Room – 7'1" x 6'0" (2.16m x 1.83m)

Semi-circular shower. Mosaic tiling to the walls, fitted throughout. Tiled flooring. Chrome fitted ladder radiator. Circular wash-hand basin with chrome mixer tap over. Fixed mirror and shelving with chrome fittings. Low level WC. Obscure glazed window. Concealed lighting.

Detached Double Garage – 20'6" x 13'0" (6.25m x 3.96m)

Electric rolling up and over remote control door with sensor control unit. Concrete floor. Pitch roof. Power. Light. Isolation box. Double glazed windows to the side and to the rear. Double glazed door providing access onto the rear. Electrical points. Prep area.

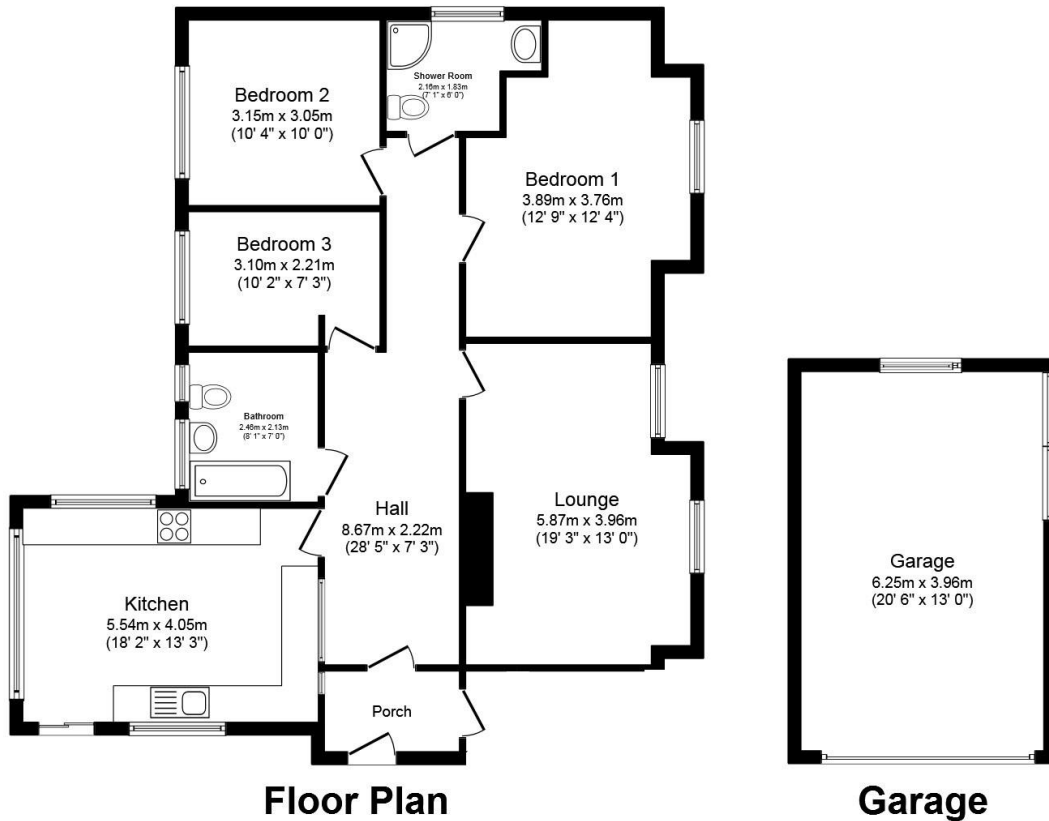
OUTSIDE

To the front of the property, there is ample off road parking, ideal for those with motorhomes or caravans. The property also benefits from a large level plot with well-maintained gardens that are fully stocked with a mature Magnolia tree to the front. The side garden has a wooden garden shed plus power and light. The rear benefits from a patio area that overlooks the playing fields.

AGENTS NOTE

Council Tax Band – C - £1,698.49





Total floor area 128.9 sq. m. (1,387 sq. ft.) approx

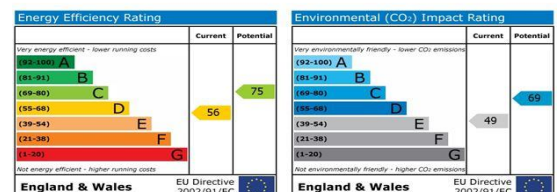
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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.