

**SAMPLE  
MILLS**



**Hillmans Road  
Newton Abbot  
Devon**

**£205,000**

**FREEHOLD**





Hillmans Road, Newton Abbot,  
Devon

**£205,000 freehold**

A 3 bedroom Mid Terrace property situated just off the town centre, providing easy access for all local facilities to include rail station, Courtenay Park, Forde Park, Sainsburys and all other local facilities.

The accommodation internally comprises entrance hallway, lounge/dining room, kitchen with access to rear garden, 3 bedrooms and a family bathroom.

The property benefits from a good size easy to maintain rear courtyard garden and has permit parking to the front. In addition, there is potential for off road parking to the rear. The property also features uPVC double glazing and gas central heating.

The property is being sold with **NO CHAIN**.





uPVC double glazed door to:

### Entrance Hallway

Stairs rising to first floor. Opening to:

### Open Plan Lounge/Diner

**Lounge Area – 10'7" x 9'11" (3.22m x 3.01m)**

uPVC double glazed window to front aspect. Radiator. TV point. Recess with shelving.

**Dining Area – 12'6" x 11'3" (3.81m x 3.44m)**

uPVC double glazed window to rear aspect. Radiator. Storage cupboard housing water tank. Telephone point. Door to:

**Kitchen – 8'10" x 12'1" (2.69m x 3.68m)**

Range of wall and base units with rolled edge worktop surface areas. Integrated electric oven with 4 ring gas hob and extractor hood over. Space for a fridge and freezer. Plumbing for automatic washing machine. Tiled flooring. Under stairs storage. Boiler serving hot water and central heating. uPVC double glazed window to the rear and side aspects. uPVC double glazed door to the side with access to the courtyard garden.

### Stairs rising to First Floor Landing

Access to loft area. Radiator. Double storage cupboards. Doors off to:

**Master Bedroom – 14'8" x 10'1" (4.46m x 3.08m)**

Spacious room. uPVC double glazed window to front aspect. Radiator.

**Bedroom 2 – 9'0" x 9'2" (2.75m x 2.8m)**

uPVC double glazed window to rear aspect. Radiator.

**Bedroom 3 – 8'3" max x 11'5" max (2.52m max x 3.47m max)**

'L' shaped room. uPVC double glazed window to rear aspect. Radiator. Wall mounted shelf.

**Family Bathroom – 4'5" x 8'1" (1.34m x 2.46m)**

A 3 piece suite comprising bath with mixer taps and electric shower over. Low level WC. Wash-hand basin. Fully tiled. uPVC double glazed window to side aspect.

### OUTSIDE

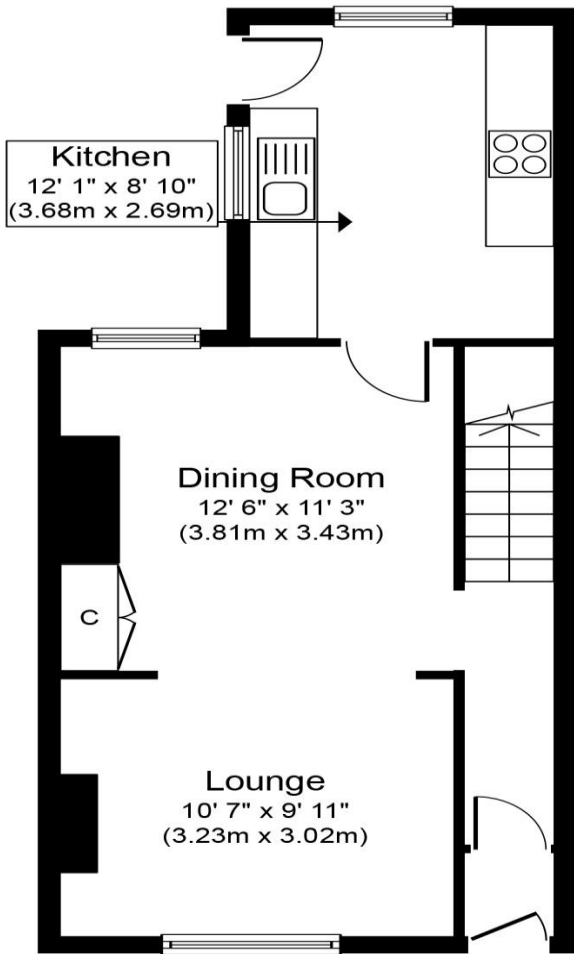
There is a good size and easy to maintain courtyard garden with rear access and a large storage shed. There is on street permit parking.

### AGENTS NOTE:

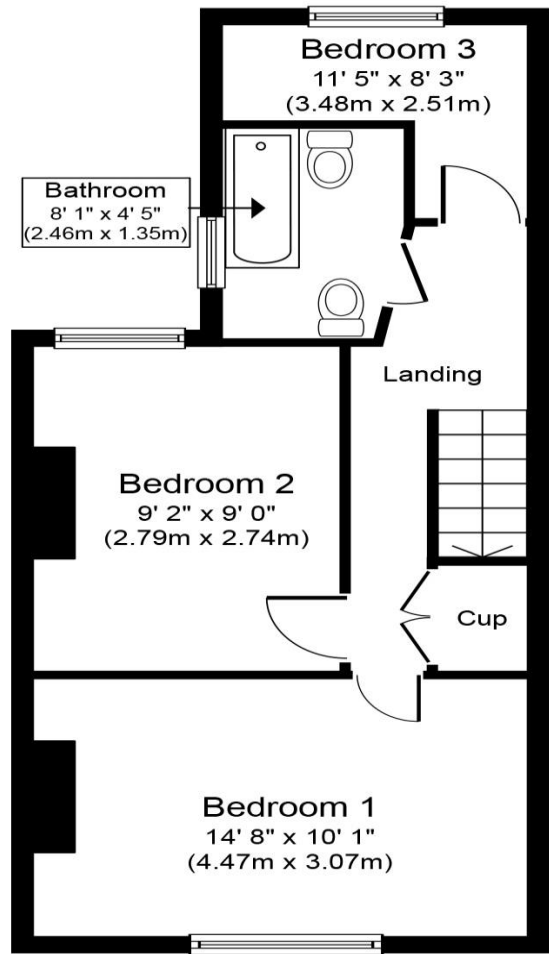
Council Tax: Band 'B' - £1919.67 for 2024/25

EPC Rating: 'C'





**Ground Floor**  
Approximate Floor Area  
435 sq. ft.  
(40.4 sq. m.)



**First Floor**  
Approximate Floor Area  
435 sq. ft.  
(40.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	69   C	
55-68	D		
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.