

**SAMPLE  
MILLS**



**Powderham Road  
Newton Abbot  
Devon**

**£525,000**  
FREEHOLD







**Powderham Road, Newton Abbot,  
Devon**

**£525,000 freehold**

A spacious period property situated just off the town centre offering spacious family accommodation. The property also benefits from a 1 bedroom basement flat, ideal for a dependent relative. The property provides easy access for all local amenities to include shops, schools, doctors, dentists, library, cinema, leisure centre and gyms, pubs and restaurants, A380, A38, M5 motorway, link road to Torbay/Exeter and the main rail line to London Paddington.

The internal accommodation retains many period features and has been sympathetically restored. The main house comprises entrance reception hallway, lounge running the full length of the property, kitchen, utility and dining room on the ground floor. On the first floor, there is a utility room and a cloakroom, 4 bedrooms and large 4 piece bathroom suite.

The self-contained basement flat comprises entrance vestibule, kitchen/lounge, bedroom and shower room.

Further benefits include uPVC double glazed vertical sliding windows, gas central heating, detached garage with electric door, workbench and storage, off road parking and gardens.

Viewing is highly recommended.





Staircase off the hallway leading down to:

#### **BASEMENT**

##### **Downstairs Hallway Reception Area**

Door to:

##### **Front Porch**

uPVC double glazed door and window to:

##### **Entrance Vestibule**

Door to:

##### **Hallway**

Understairs storage cupboard. Staircase to first floor. Connecting door through to:

##### **Kitchen/Lounge - 5.00m x 3.20m (16'5" x 10'6")**

Double aspect built-in storage cupboards below and over. Further range of fitted base units and storage cupboards. Wooden panelling to wall. uPVC double glazed window overlooking the rear. Fitted base units. Worktop surface areas. Stainless steel drainer. Electric cooker point. Plumbing for washing machine. Sanitan wall mounted water heater. Double panelled radiator. Fitted spot lamps.

##### **Bedroom - 3.70m x 2.90m (12'2" x 9'6")**

Double glazed windows to the front and to the side. Double panelled radiator. Wooden panelling to the walls. Large walk-in storage cupboard, louvre doors. Storage cupboards with skylight window.

##### **Shower Room - 3.90m x 2.50m (12'10" x 8'2")**

Comprising 3 piece suite. Raised step with semi-circular shower. Wash-hand basin. Low level w/c. Obscure glazed window. Double panelled radiator. Medicine cabinet. Airing cupboard.

##### **Boiler Room**

Worcester boiler serving hot water and central heating.

#### **GROUND FLOOR**

Hard wood door with arch window and wooden surround to:

##### **Entrance Porch**

Wooden box housing fuse box and electric meter. Coat hooks. Stained glass windows hardwood door and mat well to:

##### **Entrance Reception Hallway**

Double panelled radiator x 2. Coving to ceiling. Wooden banister staircase to half landing. Door with access down to the basement flat. Wooden storage cupboard with shelving. Thermostat control for central heating. Glazed door with display window to rear porch/utility

##### **Utility**

Worktops. Wall mounted cupboards. Built-in storage cupboards. uPVC double glazed cross beaded French windows providing access onto the rear garden. Hard wood door to:

##### **Lounge - 8.10m x 3.90m (26'7" x 12'10")**

Running the full length of the property. Georgian feature fireplace, marble surround with tiled insert, gas living flame fire with hearth and brass surround. Picture rail. Coving to ceiling. Central rose. Double panelled radiator x 2. Vertical sliding uPVC double glazed windows to the front, sides, rear and to the other side as well. TV point. Door through to:

##### **Dining Room - 4.10m x 3.80m (13'5" x 12'6")**

Marble feature fireplace with marble surround, mantle over and marble hearth, open fire. uPVC double glazed vertical slider to the front. Double panelled radiator. Picture rail. Coving to ceiling. Walk-through to:

##### **Kitchen - 3.40m x 3.10m (11'2" x 10'2")**

A range of high gloss fitted base units with drawers. Wooden effect worktop surface areas. Stainless steel drainer with mixer tap over. Range of wall mounted cupboards. Further range of base units, worktops and wall mounted cupboards. Radiator. Stained glass window. Door providing access into the hallway. Gas cooker points.

##### **Staircase from the landing to the half landing**

Glazed door. Coving to ceiling. uPVC double glazed window.

#### **FIRST FLOOR**

##### **Utility Room**

Plumbing for washing machine. Space for tumble dryer. Storage cupboard. uPVC double glazed window with vertical slider.

##### **Cloakroom**

Low level w/c. Corner wash-hand basin. Tiled walls

##### **Staircase with balustrade up onto the landing**

Coving to ceiling. Doors off to:

##### **Bedroom 1 - 4.20m x 3.90m (13'9" x 12'10")**

Dual aspect uPVC double glazed windows with vertical sliders with view to the front and view down to the town. Coving to ceiling. Double panelled radiator.

##### **Bedroom 2 - 3.90m x 3.70m (12'10" x 12'2")**

uPVC double glazed arch window to the front and to the rear. Coving to ceiling.

##### **Bedroom 3 - 4.20m x 3.10m (13'9" x 10'2")**

Facing the front. uPVC double glazed window with vertical slider. Picture rail. Coving to ceiling. Double panelled radiator.

##### **Bedroom 4 - 3.10m x 2.10m (10'2" x 6'11")**

Facing the front. Single panelled radiator. uPVC double glazed window with vertical slider.

##### **Bathroom - 3.90m x 2.40m (12'10" x 7'10")**

4 piece suite. Roll top bath. Corner shower. Wash-hand basin. Low level w/c. Large walk-in airing cupboard with tank and shelving. Double panelled radiator. uPVC obscure glazed window with vertical slider. Circular light.

#### **OUTSIDE**

##### **Detached Garage - 7.50m x 4.10m (24'7" x 13'5")**

Pitch roof. Electric roller door. Power and light. Workbench. Storage cupboard, shelving and racking. Windows to the side and rear. Door providing access to the rear. RCD box.

Tarmac hard-standing to the front with rockery display, bin storage area, walled area and wrought iron gate providing access onto the rear garden. Steps down. Access to the basement. Gardens lawned. Good range of borders, shrubs and plants. To the front, there is a wrought iron gate, raised wall, chippings and access to the front door.

#### **Agent's Note**

Council Tax Band: 'D'

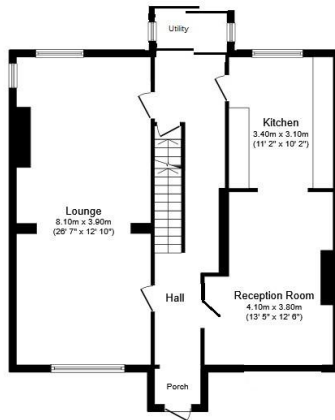
EPC Rating: 'D'





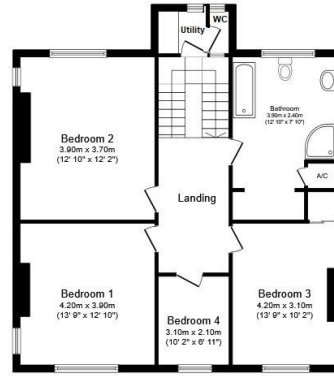
### Basement

Floor area 91.1 m<sup>2</sup> (981 sq.ft.)



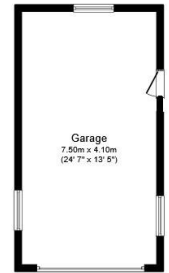
### Ground Floor

Floor area 88.1 m<sup>2</sup> (948 sq.ft.)



### First Floor

Floor area 88.7 m<sup>2</sup> (955 sq.ft.)



### Garage

Floor area 30.0 m<sup>2</sup> (323 sq.ft.)

**TOTAL: 297.9 m<sup>2</sup> (3,206 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.



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

rightmove Zoopla.co.uk PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   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.