

**SAMPLE
MILLS**



**Twickenham Road
Milber
Newton Abbot
Devon**

£240,000
FREEHOLD





**Twickenham Road, Milber,
Newton Abbot, Devon**

£240,000 freehold

A Semi Detached Bungalow situated in the popular area of Milber, Newton Abbot, providing easy access for all amenities, as well as the A380/M5 Motorway for onward journeys. The town centre of Newton Abbot is a short drive or bus ride away where there is the mainline rail link to London Paddington and a range of shops, leisure facilities, etc.

The property is situated close to a local shop, a bus stop close by, and Sainsburys supermarket a short distance away.

The accommodation has been recently upgraded throughout and comprises entrance hall, large lounge/diner, recently refitted kitchen, 2 double bedrooms and bathroom.

The property benefits from good off road parking, a detached garage and a larger than average size rear garden, mainly laid to lawn.

An internal viewing is highly recommended.



Storm Porch
Glazed door to

Entrance Hall

Access to loft area. Single panelled radiator. Thermostat control for central heating. Smoke detector. Storage cupboard housing consumer unit and meters. Door off to

Lounge - 4.22m x 3.68m (13'10" x 12'1")

uPVC double glazed window overlooking the front aspect. TV point. Double panelled radiator.



Kitchen - 3.20m x 2.16m (10'6" x 7'1")

Recently refitted. Incorporating a range of fitted base units and drawers with worktop surface areas. Matching range of wall mounted cupboards. Brand new Beko single oven. 4 ring Induction hob with stainless steel splash back. Stainless steel extractor hood above. Tiled upstands. Stainless steel sink drainer with mixer tap. 2 x uPVC double glazed windows. Brand new wall mounted Ideal boiler serving hot water and gas central heating. Storage cupboard below. Vinyl flooring. Double radiator.



Bedroom 1 - 3.61m x 3.00m (11'10" x 9'10")

uPVC double glazed window to rear aspect overlooking the garden. Double panelled radiator.

Bedroom 2 - 2.92m x 2.77m (9'7" x 9'1")

uPVC double glazed window to rear aspect overlooking the rear garden. Single panelled radiator.



Bathroom - 2.44m x 1.72m (8' x 5'8")

3 piece suite comprising panelled bath with shower screen and fitted Triton shower. Tiled walls. Vanity wash hand basin. Low level WC. uPVC double glazed window. Chrome ladder radiator. Fixed mirror. Extractor fan. Circular light.

OUTSIDE

To the front of the property wrought iron gates open up to a driveway providing off road parking for several cars. Raised wall with garden incorporating a range of mature plants and shrubbery. Gravelled area. Wrought iron gate provides access round to the rear of the property.

The rear garden is laid predominantly to lawn with a drying area. Fence and borders surrounding.



Detached Garage 5.51m x 3.00m (18'1" x 9'10")

Up and over door. Power and light.

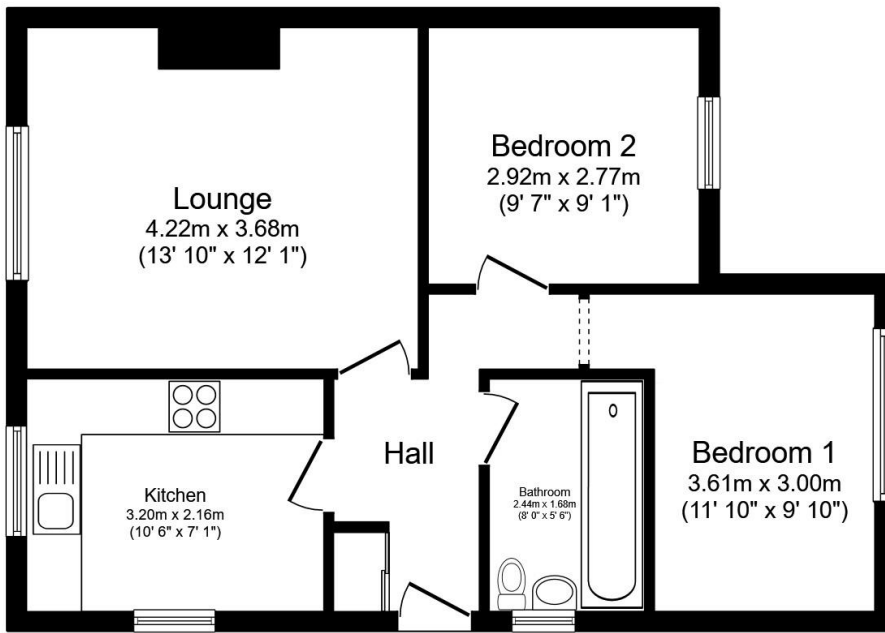
AGENTS NOTE

Council Tax Band: 'C' £2193.90 for year 24/25

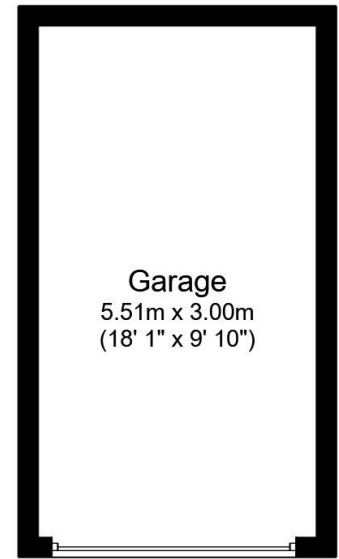
EPC rating: 'C'

Flood Risk: Very Low





Floor Plan
Floor area 52.0 m² (559 sq.ft.)



Garage
Floor area 16.5 m² (178 sq.ft.)

TOTAL: 68.5 m² (737 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		88 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.