

**SAMPLE
MILLS**



**Chestnut Drive
Milber
Newton Abbot
Devon**

£290,000
FREEHOLD





Chestnut Drive, Milber,
Newton Abbot, Devon

£290,000 freehold

This 3 bedroom semi-detached family home occupies a cul-de-sac position within this residential development close to schools, shops, bus routes and the link roads for Exeter and Torbay being close at hand, together with access into Newton Abbot with its further range of facilities and amenities etc.

The accommodation comprises entrance hall, lounge/dining room and extended kitchen/breakfast room. On the first floor are 3 bedrooms and a bathroom and w/c.

Other features include gas central heating, uPVC double glazing, a garage which has been separated and currently being used as an office, plus storage in the additional garage area, and a rear garden, extremely well laid out and private, plus off road parking.

Viewing is highly recommended.



Part glazed door to:

Entrance Hall

LVT flooring. Radiator. Staircase rising to first floor. Improved fuse board. Door opening through to:

Lounge/Dining Room – 7.14m x 2.84m (23'5" x 9'4")

Two radiators. TV point. LVT flooring. uPVC double glazed window overlooking the front enjoying distant views. Virgin connection for wi-fi. Coving to ceiling. Dado rail. uPVC double glazed French double doors providing access to the rear garden. Glazed door through to:

Extended Kitchen/Breakfast Room – 4.70m x 2.97m (15'5" x 9'9")

Inset stainless steel 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Space for microwave. Plumbing for washing machine. Integrated dishwasher. Additional worktop surface areas with fitted wall and base units. Recess for an American style fridge. Double panelled radiator. Tiled floor. uPVC double glazed windows overlooking the rear garden. Inset spotlights. uPVC double glazed door to outside. Courtesy door through to the garage, which is currently separated and housing an office area.

Office/Study – 2.57m x 2.24m (8'5" x 7'4")

Electric wall heater. uPVC double glazed sash window to side. Part glazed door providing access to the remainder of the garage with power and light.

First Floor Landing

Hatch to the roof space. uPVC double glazed window to side. Built-in shelved cupboard housing the gas boiler for hot water and central heating system.

Bedroom 1 – 3.89m x 2.64m (12'9" x 8'8")

Built-in wardrobes. Single panelled radiator. uPVC double glazed window overlooking the rear garden. Panelling to one wall.

Bedroom 2 – 3.18m x 2.64m (10'5" x 8'8")

Single panelled radiator. uPVC double glazed window overlooking the front enjoying distant countryside views.

Bedroom 3 – 2.21m x 2.11m (7'3" x 6'11")

Single panelled radiator. uPVC double glazed window to front enjoying distant views.

Bathroom and w/c

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Heated towel rail. Obscure uPVC double glazed window.

Outside

To the front of the property, there is an area laid to paving that leads up to a raised area laid to decking. In addition, there is a further area laid to artificial lawn for ease of maintenance with borders stocked with mature trees, bushes and shrubs giving a great deal of seclusion and privacy. There is also a further decked area with glass panelling for seating area for entertaining and living. There is an outside store and access back to the front of the property where there is a garage plus off road parking.

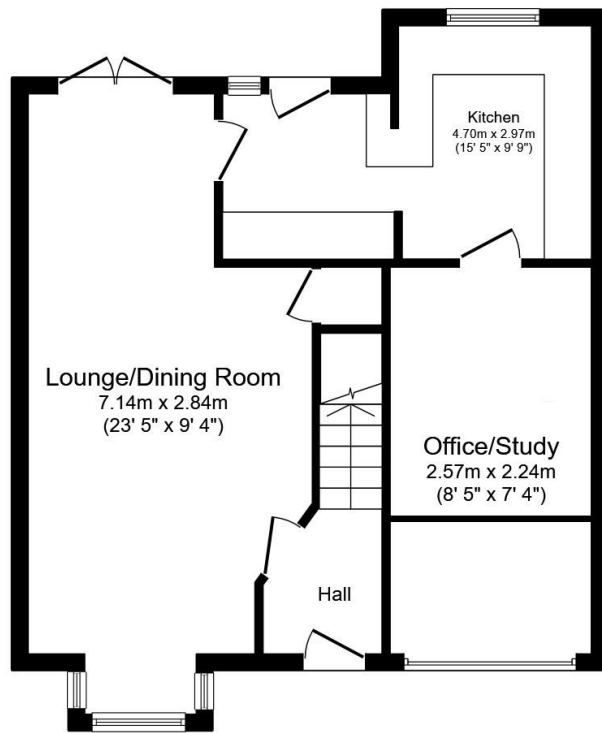
Agent's Note

Council Tax Band: 'C' £2152.23 for 2025/26

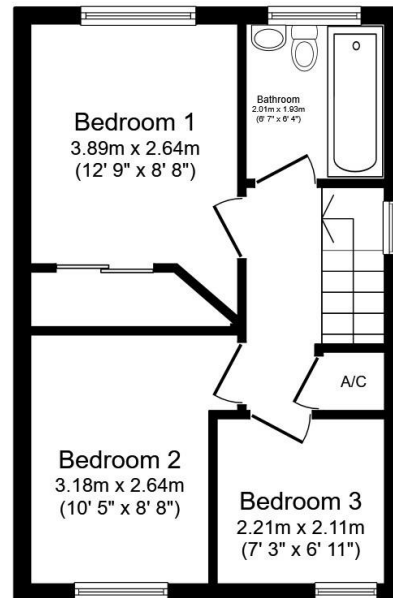
EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 54.4 sq.m. (586 sq.ft.)



First Floor
Floor area 32.2 sq.m. (346 sq.ft.)

Total floor area: 86.6 sq.m. (932 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		87 B
69-80	C		
55-68	D	67 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.