

**SAMPLE
MILLS**



**East Street
Newton Abbot
Devon**

£275,000
FREEHOLD





East Street, Newton Abbot, Devon

£275,000 freehold

A spacious 4 bedroom End of Terrace family home situated just off Newton Abbot town centre with its range of facilities and amenities including doctors, dentists, schools, shops, parks, tennis courts, leisure centre, gyms, cinema, library, racecourse, bus services, main rail line to London Paddington, A38, A380 and link road to Torbay.

The property is in need of updating and modernisation.

The internal accommodation comprises entrance porch leading to entrance hall, lounge, study, dining room, kitchen, rear lobby and cloakroom downstairs. Upstairs, there are 4 bedrooms and a wet room.

Further benefits include uPVC double glazing, gas central heating, courtyard garden to front and rear plus many characterful features to include picture rails, ceiling roses, and Victorian fireplaces.

Viewing is recommended.



uPVC part double glazed door opening through to:

Entrance Porch

uPVC double glazed window. Part glazed door through to:

Entrance Hall

Radiator. Understairs storage cupboard. Staircase rising to first floor. Door opening through to:

Lounge – 4.47m x 4.42m (14'8" x 14'6")

Coal effect living flame fitted gas fire set within tiled Victorian fireplace on hearth with mantle surround. uPVC double glazed windows to two aspects overlooking the front and side. TV point. Single panelled radiator. Picture rail. Ceiling rose.

Study – 3.43m x 3.35m (11'3" x 11'0")

Victorian fireplace with mantle surround. Double panelled radiator. uPVC double glazed window to side. Picture rail. Ceiling rose.

Dining Room – 3.66m x 2.90m (12'0" x 9'6")

Stripped floor. Double panelled radiator. Fitted cupboards. uPVC double glazed window. Telephone point. Picture rail. Ceiling rose. Door opening through to:

Kitchen – 4.06m x 3.10m (13'4" x 10'2")

1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas cooker point with extractor hood above. Plumbing for washing machine. Space for fridge. uPVC double glazed windows overlooking the side and rear. Partly tiled walls. Single panelled radiator. Aluminum double glazed door through to:

Rear Porch – 3.25m x 1.70m (10'8" x 5'7")

Lighting. Aluminum double glazed door to the rear garden. Door to:

Cloakroom and w/c

Inset wash-hand basin with cupboard space below. Low level w/c. Wall hung gas boiler for hot water and central heating system.

First Floor Landing

uPVC double glazed window. Single panelled radiator. Hatch to the roof space.

Bedroom 1 – 4.14m x 3.56m (13'7" x 11'8")

Feature fireplace with mantle surround. uPVC double glazed window to two aspects overlooking the front and side. Radiator.

Bedroom 2 – 3.71m x 2.57m (12'2" x 8'5")

Feature fireplace. uPVC double glazed window to side. Radiator.

Bedroom 3 – 3.12m x 1.52m (10'3" x 5'0")

Radiator. Feature fireplace. uPVC double glazed window to rear aspect.

Bedroom 4 – 3.40m x 2.87m (11'2" x 9'5")

Radiator. uPVC double glazed window overlooking the rear.

Wet Room – 2.44m x 2.06m (8'0" x 6'9")

Walk-in tiled shower area with a fitted shower. Inset wash-hand basin with cupboard space below and tiled splash back. Low level w/c. Radiator. Obscure uPVC double glazed window. Partly tiled walls.

Outside

To the front of the property, there is an enclosed courtyard garden which sweeps to one side and fenced in with various bushes and plants. There is a garden shed.

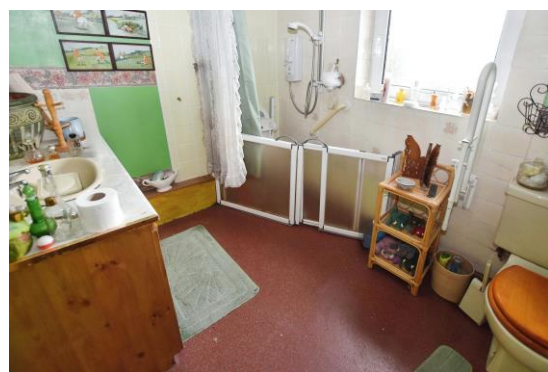
To the rear of the property, there is a walled in courtyard garden with a rear gate providing pedestrian access.

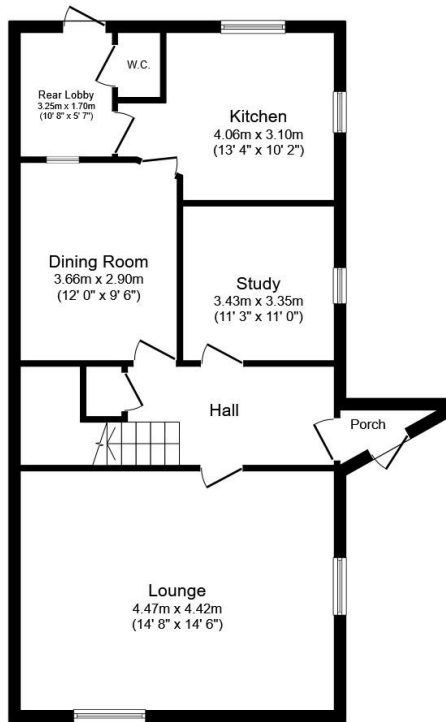
Agents Note

Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'D'

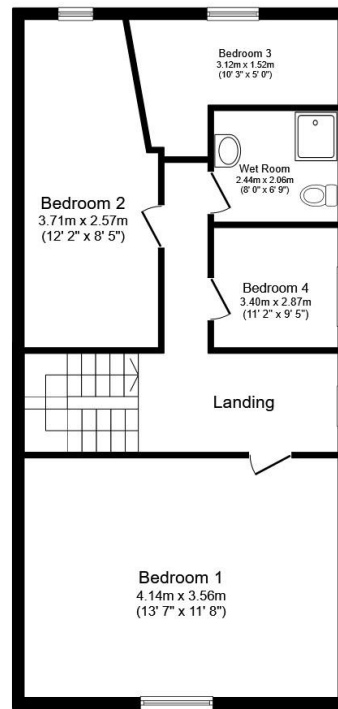
Long Term Flood Risk: Very Low





Ground Floor

Floor area 73.3 sq.m. (789 sq.ft.)



First Floor

Floor area 72.4 sq.m. (780 sq.ft.)

TOTAL: 145.8 sq.m. (1,569 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		
69-80	C		77 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.

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