

**SAMPLE
MILLS**



**Oakland Road
Newton Abbot
Devon**

£280,000
FREEHOLD





**Oakland Road, Newton Abbot,
Devon**

£280,000 freehold

A well-presented 3 bedroom semi-detached family home situated close to the primary school, shops, doctors and bus services into Newton Abbot town centre with its further range of facilities and amenities to include pubs, restaurants, shops, library, cinema, leisure centre and hospital, together with the link roads for Exeter and Torbay plus the main rail line to London Paddington, which runs daily.

The internal accommodation comprises entrance porch leading to the hallway, lounge enjoying distant views, kitchen/dining area with a fold-down breakfast bar, 3 bedrooms plus a family bathroom. Bedrooms 1 and 3 enjoy far reaching uninterrupted views over towards Wolborough Hill, Newton Abbot, Kingsteignton and Dartmoor beyond.

Further benefits include power points with USB, the property has been completely rewired, gas central heating, double glazing, solar panels, garden to the front and a 100ft garden to the rear arranged over 3 levels with a fully insulated workshop/hobby room with power and light. In addition, there is off road parking.

Viewing is recommended.



uPVC part double glazed door opening through to:

Entrance Porch

uPVC double glazed. Radiator. Double socket. PVC double glazed door opening through to:

Entrance Hall

Radiator. 2 double sockets. Security light timer. Airing cupboard. Loft hatch. Loft lighting. LED lighting. Staircase rising to first floor. Door opening through to:

Lounge – 4.04m x 3.73m (13'3" x 12'3")

Radiator x 2. Ariel socket. 7 double sockets. 1 USB socket. uPVC double glazed window overlooking the front enjoying distant views over towards Dartmoor. Coved ceiling. LED lighting, dimmable. Fibre optic internet. Hard wired smoke detector. Sliding door opening through to:

Kitchen/Dining Room – 5.03m x 2.97m (16'6" x 9'9")

1½ bowl single drainer sink unit with mixer taps. Comprehensive range of fitted matching wall and base units with concealed lighting. Worktop surface areas incorporating splashback areas. Wall mounted shelved display unit incorporating a fold-down breakfast bar. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge. Space for freezer. Gas/electric cooker point with extractor hood over. Inset spotlights. LED lighting. Radiator. Understairs storage cupboard. uPVC double glazed window overlooking the rear garden. Wall hung Ideal Logic gas boiler for hot water and central heating system. Hard wired ionization alarm. 1 double USB socket. 4 double sockets. uPVC double glazed door to outside.

First Floor Landing

Hatch to the roof space. uPVC double glazed window to side. Hard wired smoke detector. Built-in shelved cupboard.

Bedroom 1 – 3.71m x 3.10m (12'2" x 10'2")

Single panelled radiator. Ariel socket. 5 double sockets. LED lighting. uPVC double glazed window to front aspect enjoying far reaching uninterrupted views over towards Wolborough Hill, Newton Abbot, Kingsteignton and Dartmoor beyond.

Bedroom 2 – 3.07m x 3.00m (10'1" x 9'10")

Radiator. 3 double sockets. LED lighting. Ariel socket. uPVC double glazed window overlooking the rear garden.

Bedroom 3 – 1.93m x 1.85m (6'4" x 6'1")

Radiator. Double socket. LED lighting. uPVC double glazed window enjoying similar views to bedroom 1.

Bathroom – 1.79m x 1.73m (5'11" x 5'8")

Panelled bath with fitted electric shower and shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level w/c. Obscure uPVC double glazed window. Panelling to walls. Extractor fan. Strip light. Shaver socket. Electric wall heater. LED lighting.

Outside

To the front of the property there is a lawned garden, gently sloping, with steps up to the front door. There is a side entrance providing access to the rear where there is an area which has been laid to patio, leading up to an extensive garden approximately 100ft arranged over 3 levels, laid to lawn and stocked with various mature bushes and plants plus RCD decked area. At the top of the garden there is a fully insulated workshop/hobby room (16' x 10') with power and light. There is outside lighting. The patio area has 4 external double sockets. In addition, there is off road parking.

Agents Note

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

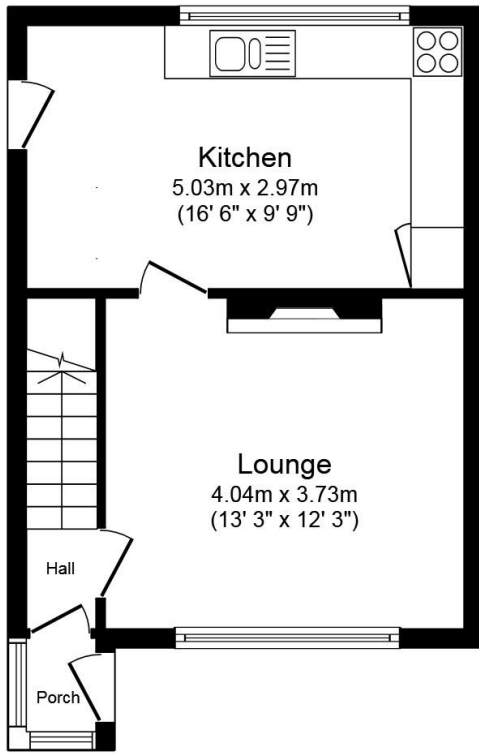
EPC Rating: 'C'

There are 6 solar panels

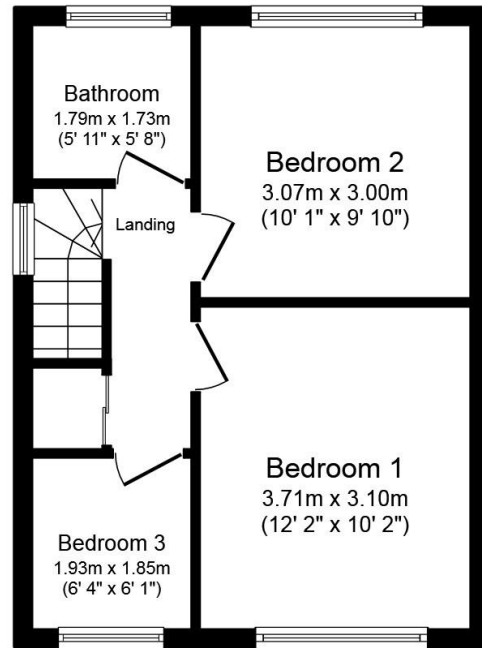
The property has been completely rewired

The property has gas installed and the boiler is serviced annually





Ground Floor



First Floor

Total floor area 68.1 sq.m. (733 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
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.