

**SAMPLE  
MILLS**



**Pollyblank Road  
Newton Abbot  
Devon**

**£195,000**

FREEHOLD





**Pollyblank Road, Newton Abbot,  
Devon**

**£195,000 freehold**

This 3 bedroom Mid Terrace family home is situated in a convenient and central location giving good access to Newton Abbot town centre and all its amenities to include shops, schools, library, cinema, pubs and restaurants, doctors, leisure centre and gyms whilst also having easy access to the bus station, A38, A380, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, lounge with feature fireplace, kitchen/dining room with built-in electric hob and electric oven, rear porch and downstairs cloakroom. Upstairs, there are 3 bedrooms and shower room and w/c.

Further benefits include gas central heating, uPVC double glazing and rear enclosed courtyard garden.

To the front of the property, the road is unadopted, so therefore on road parking is available.



Part double glazed door opening through to:

### Entrance Hall

Staircase rising to first floor. Glazed door through to:

### Lounge – 4.21m x 3.94m (13'10" x 12'11")

Electric fire set within feature fireplace. Radiator. uPVC double glazed window to front. Picture rail. Coving to ceiling. TV point. Door opening through to:

### Kitchen/Dining Room – 4.74m x 3.27m (15'7" x 10'9")

Inset stainless steel circular sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. One of the cupboards houses the gas boiler for hot water and central heating system. Plumbing for dishwasher. Plumbing for washing machine. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Partly tiled walls. Understairs storage cupboard. uPVC double glazed window overlooking the rear garden. Vinyl floor covering. Door to:

### Rear Porch

uPVC double glazed door to outside. Door to:

### Downstairs Cloakroom

Low flush suite. uPVC double glazed window.

### First Floor Landing

Hatch to the roof space.

### Bedroom 1 – 5.18m x 3.05m (17'0" x 10'0")

Mirror fronted built-in wardrobes. Radiator. uPVC double glazed window to front.

### Bedroom 2 – 3.33m x 2.47m (10'11" x 8'1")

uPVC double glazed window overlooking the rear. Single panelled radiator.

### Bedroom 3 – 2.68m x 2.56m (8'10" x 8'5")

Single panelled radiator. uPVC double glazed window to rear aspect.

### Shower room and w/c – 2.17m x 1.62m (7'1" x 5'4")

Shower cubicle with fitted shower and panelling. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Extractor fan.

### Outside

To the rear of the property, there is an enclosed courtyard garden laid to decking, where there is a rear gate providing pedestrian access.

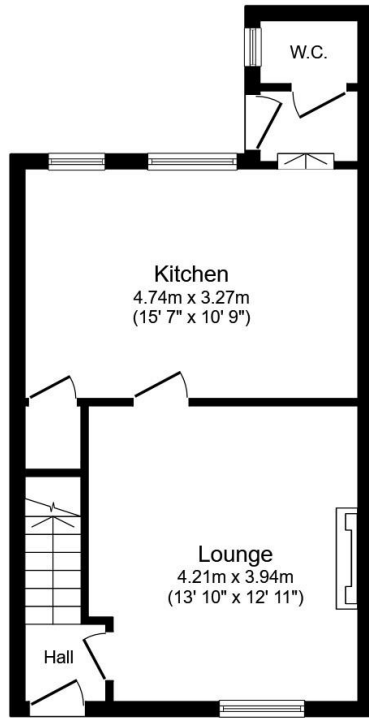
To the front of the property, the road is unadopted, so therefore on road parking is available.

### Agents Note

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

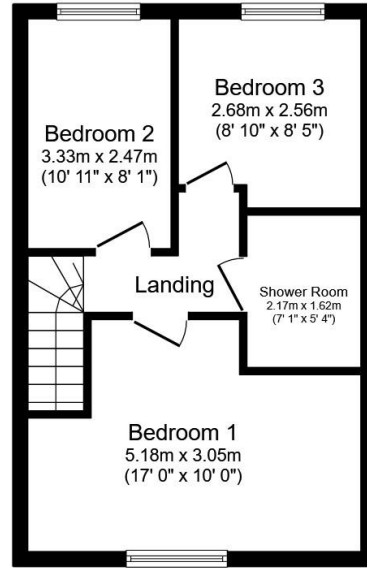
EPC Rating: 'E'





### Ground Floor

Floor area 38.9 m<sup>2</sup> (418 sq.ft.)



### First Floor

Floor area 35.9 m<sup>2</sup> (387 sq.ft.)

**TOTAL: 74.8 m<sup>2</sup> (805 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		83   B
69-80	C		
55-68	D		
39-54	E	48   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.