

**SAMPLE
MILLS**



**Lemon Road
Newton Abbot
Devon**

£145,000
FREEHOLD





Lemon Road, Newton Abbot, Devon

£145,000 freehold

A terraced 2 bedroom house situated just off the town centre where a range of facilities and amenities can be found, including shops, bus services, schools, the main rail line to London Paddington and the A380 to Exeter and Torbay a short drive away. The property offers a level location and is being sold with **NO CHAIN** and is in need of modernisation and updating throughout.

The internal accommodation comprises entrance vestibule, lounge, separate dining room, kitchen and downstairs utility/cloakroom. Upstairs, there are 2 bedrooms and a 3 piece bathroom suite.

The property has a rear courtyard garden and there is a bin walk through area.

Viewing of the property is recommended for those seeking a property that is in need of modernisation.

As the property is sold with **NO CHAIN**, vacant possession is available.



Composite uPVC door to:

Entrance Vestibule

Electric meter. Door through to:

Lounge – 3.90m x 3.20m (12'7" x 10'6")

Stone brick fireplace, stone wall with recess either side. uPVC double glazed window to front. Display window to the side. Door through to:



Dining Room – 4.08m x 3.20m (13'5" x 10'6")

Parquet flooring. Understairs storage cupboard. Walk through to:

Kitchen Area – 3.23m x 2.14 (10'2" x 7'6")

Fitted base units. Drainer 1½ with mixer tap over. Fitted wall mounted cupboards. uPVC double glazed window to the rear. Door to the rear. Door through to:



Downstairs Cloakroom/Wash Room/Utility

uPVC double glazed window.

Staircase off the dining room to a landing

Master Bedroom – 4.06m x 3.20m (13'4" x 10'6")

uPVC double glazed window to the front. Textured ceiling.



Bedroom 2 – 2.90m x 2.10m (9'6" x 6'11")

Facing the rear. Airing cupboard. uPVC double glazed window. Shelving.

Bathroom – 3.64m x 3.23m (11'11" x 10'7")

Corner bath. Wash-hand basin. Low level w/c. Tiled walls. Recessed area.



Outside

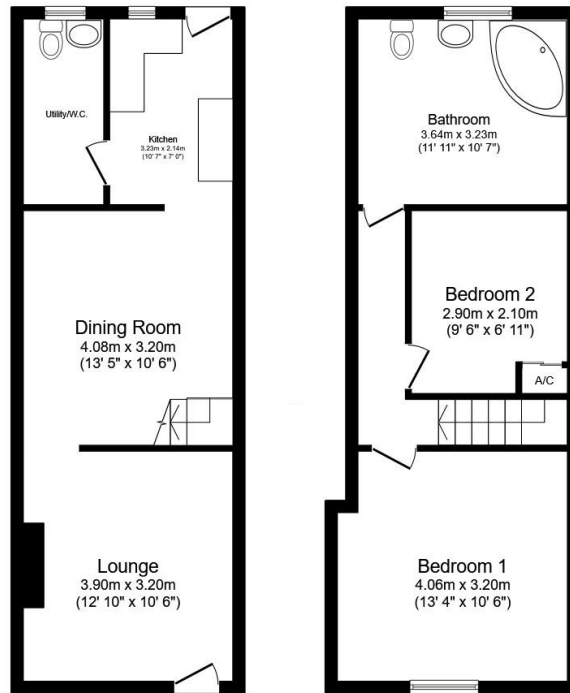
The property has a rear courtyard garden with raised wall and walk through.

Agent's Note

Council Tax Band: 'A'

EPC: 'F'





Ground Floor Floor area 41.9 m² (451 sq.ft.)
First Floor Floor area 43.0 m² (462 sq.ft.)

TOTAL: 84.9 m² (914 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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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.