



**SAMPLE
MILLS**

**Spencer Road
Newton Abbot
Devon**

£200,000
FREEHOLD





Spencer Road, Newton Abbot,
Devon

£200,000 freehold

An older style 3 bedroom Mid Terrace family home arranged over 3 levels, having recently been completely refurbished by the current Vendors, conveniently situated just off the town centre of Newton Abbot providing excellent access for all local amenities to include 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 accommodation comprises, on the ground floor, entrance hall and lounge opening through to the kitchen. The first floor comprises 2 bedrooms and a 4 piece bathroom suite. On the lower ground floor there is a basement room/bedroom 3, storage room, utility room and separate cloakroom.

The property benefits from uPVC double glazing, gas central heating and a rear patio garden.

An ideal first time buy or for those looking to downsize/ investment income potential.



GROUND FLOOR

uPVC part double glazed door opening through to:

Entrance Hall

Oak effect laminate flooring. Single panelled radiator. Staircase rising to first floor. Door opening through to:

Lounge Area – 4.27m x 3.45m (14'0" x 11'4")

Open fireplace on tiled hearth with cupboard space to one side. TV point. Double panelled radiator. Oak effect laminate flooring. uPVC double glazed window to front aspect. Opening through to:

Kitchen Area – 3.71m x 2.69m (12'2" x 8'10")

Improved fitted kitchen. 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring induction hob with electric oven beneath. Partly tiled walls. Oak effect laminate flooring. Double panelled radiator. uPVC double glazed window overlooking the rear enjoying outstanding uninterrupted views over the surrounding area, over towards the Racecourse and Kingsteignton beyond. Staircase down to lower ground floor.

FIRST FLOOR

Half landing

uPVC double glazed window with far reaching views over the rear.

Main Landing

Bedroom 1 – 4.93m x 2.46m (16'2" x 8'1")

Single panelled radiator. uPVC double glazed window to front.

Bedroom 2 – 4.01m x 1.90m (13'2" x 6'3")

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

Bathroom and w/c – 2.47m x 2.06m (8'1" x 6'9")

4 piece suite. Tiled shower cubicle with sliding doors and fitted shower. Panelled bath with shower mixer tap attachment. Low level w/c. Pedestal wash-hand basin. Fully tiled walls. Oak effect laminate flooring. Radiator. Obscure uPVC double glazed window.

LOWER GROUND FLOOR

Basement/Bedroom 3 – 4.37m x 3.86m (14'4" x 12'8")

Laminate flooring. uPVC double glazed window overlooking the rear. Wall hung Worcester gas boiler for hot water and central heating system. Opening through to:

Rear Lobby

uPVC half double glazed door to the rear. Door through to:

Cloakroom and w/c

Low flush suite. uPVC double glazed window.

Storage – 2.72m x 2.62m (8'11" x 8'7")

Single panelled radiator. Laminate flooring. Door providing access to:

Utility Room – 2.62m x 1.79m (8'7" x 5'10")

Inset circular stainless steel single drainer sink unit with mixer tap. Fitted base units. Plumbing for washing machine. Worktop surface area. Extractor fan.

OUTSIDE

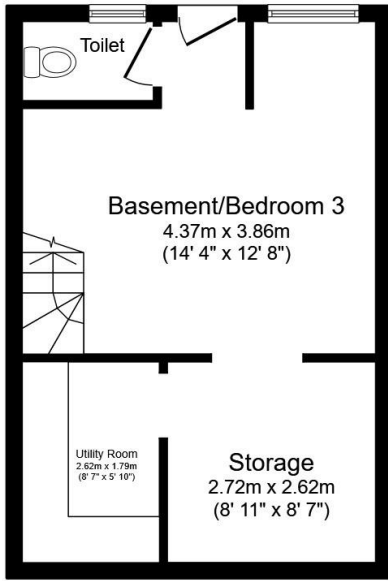
To the rear of the property, is an open courtyard area with an outside tap and steps down to a gate providing rear pedestrian access.

AGENTS NOTE

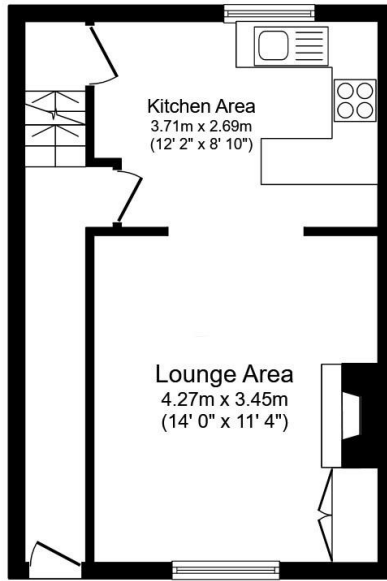
Council Tax Band: 'A' £1645.42 for 2024/25

EPC Rating: 'C'

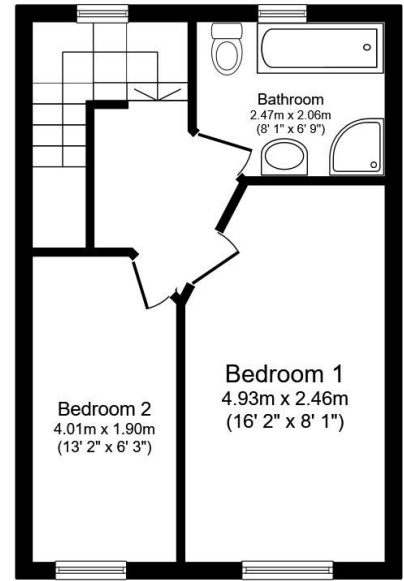




Lower Ground Floor
Floor area 32.5 m² (350 sq.ft.)



Ground Floor
Floor area 32.5 m² (350 sq.ft.)



First Floor
Floor area 32.5 m² (350 sq.ft.)

TOTAL: 97.6 m² (1,051 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	69 C	
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.