

**SAMPLE
MILLS**



**Fisher Road
Abbotsbury
Newton Abbot
Devon**

£285,000
FREEHOLD





**Fisher Road, Abbotsbury, Newton
Abbot, Devon**

£285,000 freehold

A spacious End of Terrace Victorian property situated just off the town centre providing easy access to all local amenities to include shops, schools, doctors, dentists, library, cinema, leisure centre, A38, A380, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The accommodation internally is offered for sale in excellent decorative order and a lot of time and effort has been created to retain the charm and character of this Victorian property.

The property offers a spacious family home with entrance porch, lounge, separate dining room, kitchen/breakfast room, downstairs office/salon/sun room attached to the property which has power and light. Upstairs, there are 3 double bedrooms and a family bathroom.

Other benefits include gas central heating, uPVC double glazing, paved patio gardens to the front, rear and side and solar panels. There are also residents' parking permits available and the current owners have one off road parking space allocated opposite the front aspect of the property.

Viewing is highly recommended for those seeking an older style property in the town centre with easy access.



uPVC double glazed stained glass door to:

Entrance Vestibule

Quarry tiled floor. Coat hooks. Wooden door to:

Lounge – 3.85m x 3.35m (12'8" x 11'0")

Feature fireplace with surround and recess on either side. Coving to the ceiling. uPVC double glazed windows looking over the front with views towards Wolborough Hill and over. Floor to ceiling ladder radiator. TV point. Double panelled radiator. Oak glazed door through to:

Dining Room – 4.91m x 3.65m (16'1" x 12'0")

uPVC double glazed boxed bay window. uPVC double glazed window to the side. Feature fireplace with log burner, stone insert and surround, recess either side. Coving to ceiling. Circular light. Wooden polished floor. Wooden panelling to wall. Understairs storage x 2. Wooden stained glass door through to:

Kitchen/Breakfast Room – 4.03m x 3.43m (13'3" x 11'3")

A range of fitted country style base units with wine rack. Wooden worktop surface areas with breakfast bar. Floor mounted storage cupboard. Further wooden worktop. Induction hob. Built-in double oven with storage cupboards below and over. Further range of wall mounted cupboards and display cabinet. Double panelled radiator. Tiled floor. Wooden panelling to the ceiling. Concealed lighting. Bevel tiled walls. Stainless steel extractor. Recessed wall. Fridge/freezer. Storage cupboard over. Oak glazed door to:

Rear Porch

uPVC double glazed windows and door. Tiled floor. Coat hooks. Baxi combi boiler serving hot water and central heating. Door through to:

Office/Salon/Sun Room – 3.37m x 2.83m (11'1" x 9'3")

Apex ceiling. Velux window. uPVC double glazed windows to the side. French doors to the rear.

Downstairs Cloakroom

Low level w/c. Extractor fan. Circular light. Wash-hand basin. Chrome ladder radiator. Wooden effect tiling to the floor. Overhead storage cupboards. Underfloor heating.

From the Dining Room staircase leads to the Landing

Smoke detector. Obscure glazed window. Coving to ceiling. Concealed lighting. Access to loft area, pull down ladder. Single panelled radiator. Doors off to:

Master Bedroom – 4.95m x 3.35m (16'3" x 11'0")

uPVC double glazed windows looking over the front with views over the surrounding area towards Wolborough Hill and over. Built-in triple aspect wardrobes with hanging rails and shelving over. Single panelled radiator.

Bedroom 2 – 3.63m x 3.10m (11'11" x 10'2")

uPVC double glazed window. Roller blind. Two recesses. Wooden door. Double panelled radiator.

Bedroom 3 – 3.79m x 2.88m (12'5" x 9'5")

Double panelled radiator. uPVC double glazed window. Coving to ceiling. Access to loft area.

Bathroom

Panelled bath with shower screen, mixer tap and power shower over. Low level w/c. Vanity wash-hand basin. Medicine cabinet. Chrome ladder radiator. Tiled walls. Obscure glazed window. Concealed lighting. Tiled floor.

Outside

The property has paved patio gardens to the front, rear and side with wall surround.

Parking

There are residents' parking permits available and the current owners have one off road parking space allocated opposite the front aspect of the property.

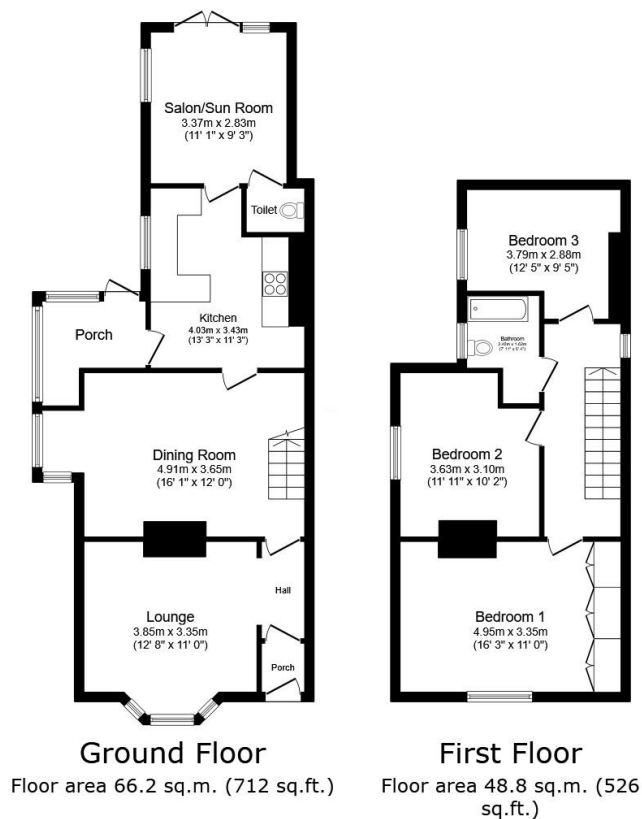
Agent's Note

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

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 115.0 sq.m. (1,238 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	76 C	81 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.