

**SAMPLE
MILLS**



**Jubilee Road
Newton Abbot
Devon**

£189,000
FREEHOLD





Jubilee Road, Newton Abbot, Devon

£189,000 freehold

This Grade II Listed Character Cottage offers many original features and a great deal of charm and character with original doors, beamed ceilings, wooden panelling, wood burner and stained glass windows.

The property is situated just off the town centre where a good range of amenities can be found, including shops, primary and secondary schools, leisure centre, the main rail line to London Paddington and easy road links to the A380/A38. The property is also located within a short walk of Bakers Park where there is a play area for children and a pleasant river walk. Public footpaths at the top of the road lead to countryside walks and an alleyway at the bottom of Jubilee Road gives access to the town centre within just a few minutes' walk.

The internal accommodation comprises storm porch opening through to the kitchen which has underfloor heating plus a stable style door leading to the courtyard, inner hallway which leads to the lounge/diner and downstairs cloakroom. Upstairs, there are 2 bedrooms and a shower room again with underfloor heating.

Outside there is an enclosed courtyard. There is resident's on road permit parking, arranged through the local authority.

Viewing is highly recommended to fully appreciate this charming character Cottage with original features.



Storm Porch

Part glazed door opening through to:

Kitchen – 3.28m x 2.90m (10'9" x 9'6")

1½ bowl stainless steel single drainer sink unit with mixer taps. Worktop surface areas. Fitted matching wall and base units. Gas/electric cooker point. Partly tiled walls. Plumbing for washing machine. Tiled recess. Underfloor heating. Inset spotlights within suspended ceiling. Tiled flooring. Part glazed stable style door providing access to the courtyard. Door opening through to:



Inner Hall

Staircase rising to first floor. Door opening through to:

Lounge/Diner – 5.58m x 3.38m (18'4" x 11'1")

Wood burner set within a feature fireplace on hearth with timber surround and mantle over, panelling above with recesses, this extends to one side with cupboard space below and above. TV point. Telephone point. Window overlooking the front. Panelling to two walls. Serving hatch from the kitchen. Beamed ceilings affording a great deal of character. Part glazed door opening through to:



Downstairs Cloakroom

Low flush suite. Inset wash-hand basin. Partly tiled walls.

First floor Landing

Built-in shelved cupboard. Beamed ceilings. Decorative original door opening through to:

Bedroom 1 – 4.82m x 2.53m (15'10" x 8'4")

Electric panel heater. Window with tiled recess. Velux window. Walk-in wardrobe. Beamed ceiling with inset spotlights.



Bedroom 2 – 3.77m x 2.14m (12'4" x 7'0")

Electric wall heater. Velux window. Built-in wardrobe with cupboard space above. Beamed ceiling with inset spotlights. Stained glass windows with original character.



Shower Room – 2.63m x 1.83m (8'8" x 6'0")

Tiled shower cubicle with fitted shower. Inset wash-hand basin. High level w/c. Partly tiled walls. Tiled floor. Underfloor heating. Extractor fan.

Outside

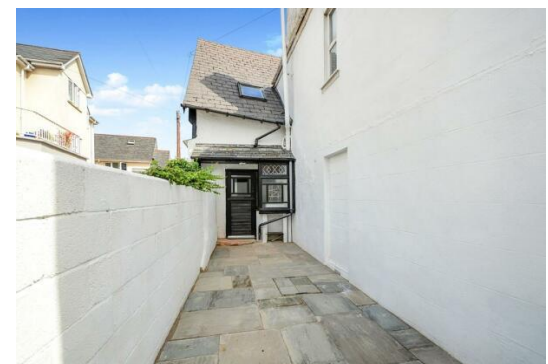
There is an enclosed courtyard.

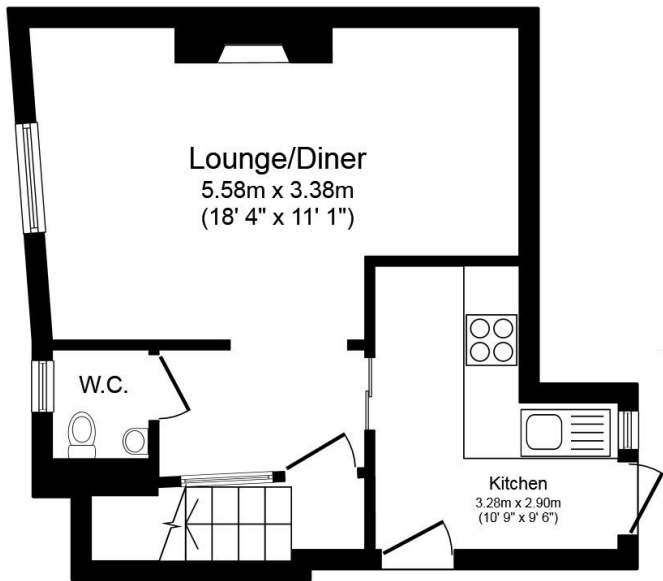
Agents Note

Council Tax Band: 'B' £1814.91 for 2023/24

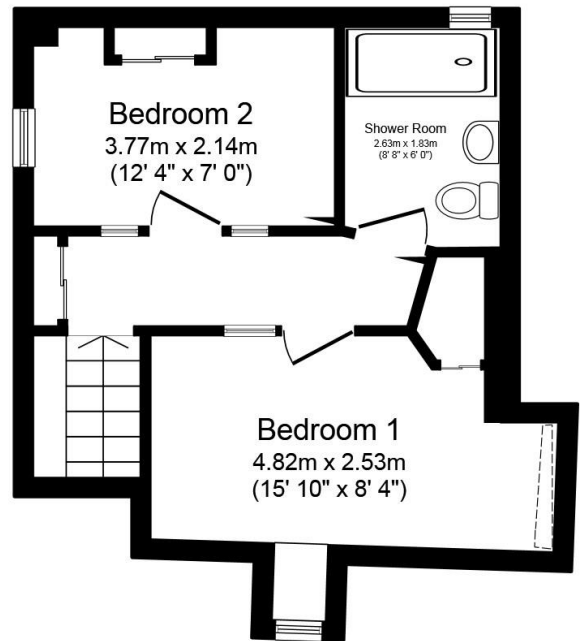
EPC Rating: This property is EPC exempt as it is Grade II Listed

Parking: On road residents' permit parking - organised through the local authority.





Ground Floor



First Floor

Total floor area 59.1 sq.m. (636 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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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.