



Gladstone Place
Newton Abbot
Devon

£200,000
FREEHOLD





**Gladstone Place, Newton Abbot,
Devon**

£200,000 freehold

A 3 bedroom Mid Terrace property situated just off the town centre occupying a level location and providing easy access for all local facilities to include shops, primary and secondary schools, pubs, parks, cinema, library, doctors, dentists, bus services, A380/M5 to Exeter, link road to Torbay plus the main rail line to London Paddington.

The property has been refurbished and the accommodation internally comprises entrance hallway, lounge, dining room, kitchen, utility and downstairs shower room. Upstairs there are 3 bedrooms.

The property has a rear courtyard garden and benefits from gas central heating, double glazing and is also sold with **NO CHAIN**.

Viewing of this property is highly recommended for those seeking a 3 bedroom property in town.

Ideal investment or first time buyer.



uPVC double glazed door to:

Entrance Hallway

Wooden flooring. Electric meter. Smart meter. Door through to:

Lounge – 3.14m x 3.08m (10'4" x 10'1")

Double panelled radiator. Wooden floor. uPVC double glazed window to the front.

Dining Room – 3.27m x 3.19m (10'9" x 10'6")

Wooden engineered floor. Recesses on either side. Single panelled radiator. uPVC double glazed window. Under stairs storage with gas meter. Door through to:

Kitchen – 3.11m x 2.17m (10'2" x 7'1")

A range of fitted base units with worktops. Tiled areas. Wall mounted cupboards. Stainless steel single drainer sink unit with mixer taps. uPVC double glazed window.

Inner Hallway

Utility Room – 2.17m x 1.00m (7'1" x 3'3")

uPVC double glazed window. Door to the rear courtyard garden.

Downstairs Shower Room – 2.20m x 2.17m (7'3" x 7'1")

Shower cubicle. Tiled floor. Wash-hand basin. Medicine cabinet. Circular light. Low level w/c. Obscure glazed window.

Staircase to half landing

Shelving. Door off to:

Bedroom 3 – 2.19m x 2.06m (7'2" x 6'9")

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

First Floor Landing

Doors off to:

Bedroom 2 – 3.25m x 2.56m (10'8" x 8'5")

Wooden flooring. Double panelled radiator. uPVC double glazed window to the rear. Recess on either side.

Bedroom 1 – 4.45m x 3.12m (14'7" x 10'3")

uPVC double glazed window to the front. Recess on either side. Radiator.

Outside

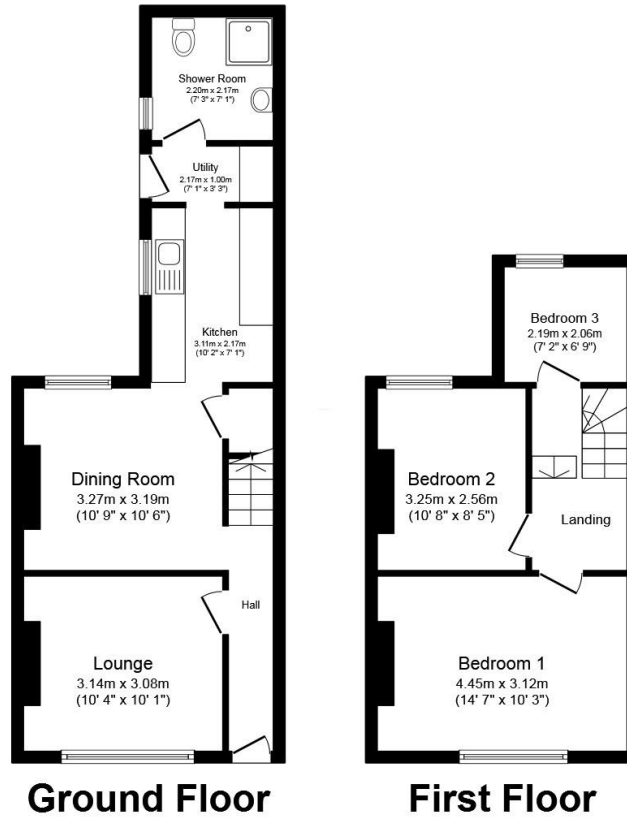
To the rear of the property, there is a courtyard garden with back access.

Agents Note

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

EPC Rating: 'D'





Total floor area 76.7 sq.m. (825 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 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.