

**SAMPLE  
MILLS**



**Forde Close  
Newton Abbot  
Devon**

**£230,000**  
FREEHOLD







Forde Close, Newton Abbot, Devon

**£230,000 freehold**

A 2 bedroom Victorian Terrace home occupying a level location situated close to the town centre of Newton Abbot, providing excellent access for all local amenities to include shops, schools, pubs and restaurants, doctors, dentists, cinema, library, leisure centre and gyms, the racecourse, A380 link road to Torbay and Exeter, A38 Exeter to Plymouth and the main rail line to London Paddington, which runs daily.

The accommodation internally comprises entrance porch leading to an entrance hall, lounge/dining room, rear porch, and kitchen on the ground floor. Upstairs, there are 2 bedrooms and a 4 piece bathroom suite.

Further benefits include uPVC double glazing, gas central heating, level front and rear courtyard gardens plus a useful storage workshop. There is also on road residents' parking.

The property would be ideal as a first time purchase or investment opportunity.



uPVC double glazed door to:

### Entrance Hallway

Wooden flooring. Glazed door to:

### Entrance Hallway

Electric meter, metal cased. Door through to:

### Lounge/Diner

**Lounge Area – 3.70m x 3.30m (12'2" x 10'10")**

uPVC double glazed bay window to the front. Double panelled radiator. Coving to ceiling. Square arch through to:

**Dining Area – 3.70m x 3.70m (12'2" x 12'2")**

Door through to:

### Rear Porch

uPVC double glazed door. uPVC double glazed windows to the rear and side.

Step down to:

**Kitchen – 4.30m x 2.30m (14'1" x 7'7")**

A range of fitted base units with wooden worktop surface areas. Enamel drainer 1½ with chrome mixer tap over. uPVC double glazed window to the side. Fitted wooden plate stack. Further range of fitted base units and wooden worktop surface area. Induction hob with splash back. Extractor fan. Single oven. Built-in larder, floor to ceiling. Ladder radiator. Wooden flooring. Space for electrical appliance. Understairs storage.

### Staircase to half landing

Door to:

**Bathroom – 3.40m x 2.20m (11'2" x 7'3")**

Corner bath. Semi-circular shower with Mira shower. Perspective fittings to the wall. Low level w/c. Wash-hand basin. Part tiled walls. Obscure glazed window. Wooden panelling to ceiling. Concealed lighting. Extractor fan. Medicine cabinet. Vinyl flooring.

### Staircase from half landing to landing

Storage cupboard housing the Ideal boiler serving hot water and central heating. Recessed area. Access to the loft. Door off to:

**Bedroom 1 – 4.60m x 3.10m (15'1" x 10'2")**

uPVC double glazed window to the front. Double panelled radiator. TV point.

**Bedroom 2 – 3.60m x 2.90m (11'10" x 9'6")**

Single panelled radiator. uPVC double glazed window to the rear.

### Outside

To the front of the property, stone wall, wrought iron railings, pillars, paved path to the front, open plan small courtyard garden.

The rear garden comprises a level garden area, concreted, with useful storage workshop, raised wall, gate with access onto service lane.

### Agent's Note

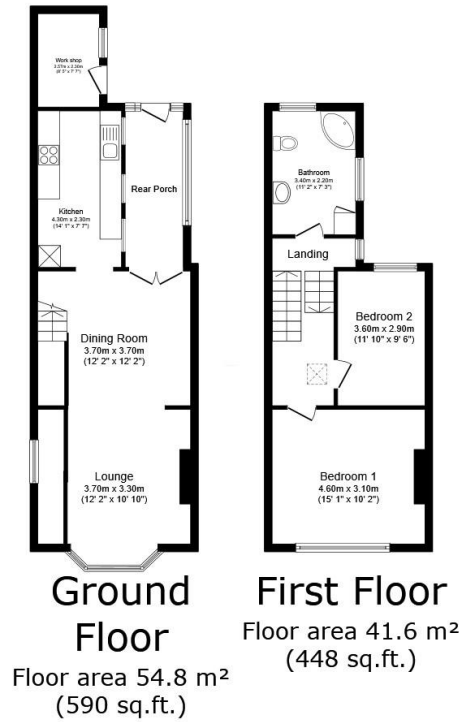
Council Tax Band: 'B'

EPC Rating: 'E'

Flood Risk: Very Low







**TOTAL: 96.4 m<sup>2</sup> (1,038 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		83   B
69-80	C		
55-68	D		
39-54	E	44   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.