

**SAMPLE
MILLS**



**Pinewood Road
Milber
Newton Abbot
Devon**

£285,000
FREEHOLD





**Pinewood Road, Milber, Newton
Abbot, Devon**

£285,000 freehold

A 2 bedroom individually designed detached bungalow situated in a secluded position in Pinewood Road, close to shops, bus services, doctors and the link roads to Exeter and Torbay being close at hand, together with gaining easy access into Newton Abbot town centre with its further range of facilities including doctors, shops and railway station etc.

The accommodation internally comprises entrance hall, lounge, kitchen/dining room, 2 bedrooms and a bathroom and w/c.

The property also has gas central heating, uPVC double glazing, gardens front, side and rear plus ample off road parking.



uPVC part double glazed door with side screen leading through to:

Entrance Hall

Laminate flooring. Single panelled radiator. Coving to ceiling. Hatch to the roof space. Door through to:

Lounge – 4.85m x 3.63m (15'11" x 11'11")

Two double panelled radiators. TV point. uPVC double glazed window to front. Coving to ceiling.

Kitchen/Dining Room – 5.36m x 3.12m (17'7" x 10'3")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Plumbing for washing machine. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Integrated fridge/freezer. Single panelled radiator. Laminate flooring. uPVC double glazed windows to two aspects looking over the rear and side. Wall hung gas boiler for hot water and central heating system. Coving to ceiling. Inset spotlights. uPVC double glazed door to the rear garden.

Bedroom 1 – 4.04m x 2.92m (13'3" x 9'7")

Built-in wardrobes with shelving to side. Double panelled radiator. uPVC double glazed window to front.

Bedroom 2 – 3.54m x 3.12m (11'7" x 10'3")

Double panelled radiator. uPVC double glazed window overlooking the side garden.

Bathroom and w/c

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Single panelled radiator. Partly tiled walls. Laminate flooring. Coving to ceiling. Obscure uPVC double glazed window.

Outside

To the front of the property, there is an area laid to gravel for ease of maintenance and to one side, there is an area which has been laid to decking, which has access to the rear, where there is an area laid to gravel and also an area stocked with bushes. There is a garden shed and to the other side there are further areas laid to gravel. In addition, there is ample off road parking.

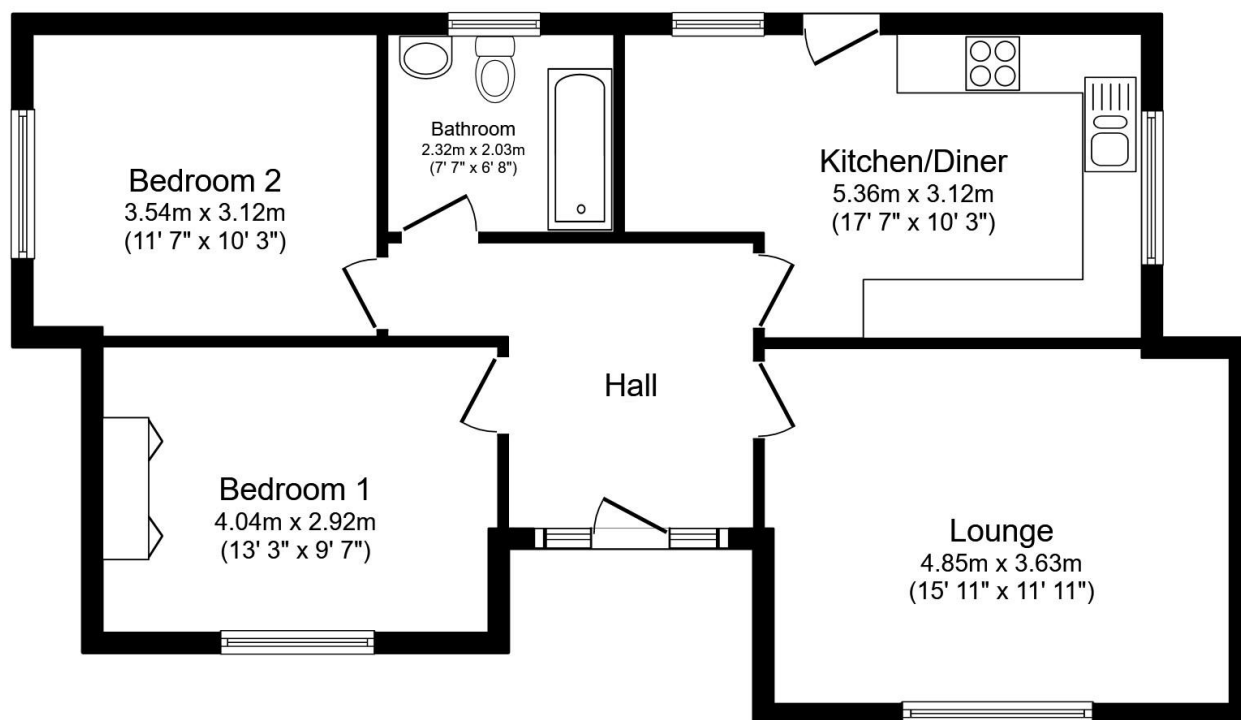
Agent's Note

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

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan
Floor area 69.8 sq.m. (751 sq.ft.)

Total floor area: 69.8 sq.m. (751 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.