

**SAMPLE
MILLS**



**Prospect Terrace
Newton Abbot
Devon**

£230,000

FREEHOLD





Prospect Terrace, Newton Abbot,
Devon

£230,000 freehold

A Victorian style End Terrace property that has been modernised and updated by the present Vendors and is conveniently situated within a few minutes' walk of the Market town of Newton Abbot, Courtenay Park, Doctors surgery, etc. and the main rail line to London Paddington, whilst also having easy access to the A380, A38 Devon Expressway to Exeter and Plymouth, M5 motorway and the link road to Torbay.

The property is sold with NO CHAIN and comprises entrance hallway, lounge, dining room and kitchen on the ground floor. On the first floor, there are 3 bedrooms, bathroom and a separate WC. On the second floor is an attic room/bedroom 4 with eaves storage, 2 double glazed Velux windows and a radiator.

Further features include gas central heating, uPVC double glazing and the property also has the benefit of a rear courtyard garden.

Viewing is highly recommended for those seeking a property that is ideally situated just off the town centre.

The property is sold with NO CHAIN.



uPVC half double glazed door leading to:

Entrance Hallway

Radiator. Cupboard housing electric meter. Smoke detector. Door off to dining room. Staircase rising to the first floor.

Lounge – 4.34m x 3.22m (14'3" x 10'7")

uPVC double glazed window to front aspect. Radiator. Picture rail. Recess with shelving. Squared arch through to:

Dining Room – 4.34m x 3.50m (14'3" x 11'6")

uPVC double glazed window. Recess with shelving. Fitted base units with worktops over. Radiator. Understairs storage cupboard. Squared arch through to:

Kitchen – 3.85m x 1.49m (12'8" x 4'11")

uPVC double glazed window to rear aspect. Range of fitted base units. Built-in oven and hob with extractor hood over. 1½ bowl stainless steel sink unit with mixer tap over. uPVC double glazed door onto the rear garden.

First Floor

Staircase rising to half landing

Bathroom

uPVC obscure double glazed window to rear aspect. Panelled bath with shower over and shower screen. Wash-hand basin. Low level w/c. Tiled walls. Concealed lighting.

Staircase rising to the Main Landing

Stairs up to the Attic Room/Bedroom 4.

Bedroom 1 – 3.86m x 2.72m (12'8" x 8'11")

uPVC double glazed window to front aspect. Fireplace. Radiator.

Bedroom 2 – 3.52m x 2.95m (11'7" x 9'8")

uPVC double glazed window to rear aspect. Radiator. Cupboard. Fireplace.

Bedroom 3 – 3.06m x 2.54m (10'0" x 8'4")

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

Separate WC – Low level WC.

Second Floor

Attic Room/Bedroom 4 – 4.98m x 3.17m (16'4" x 10'5")

2 double glazed Velux windows. Eaves storage. Radiator.

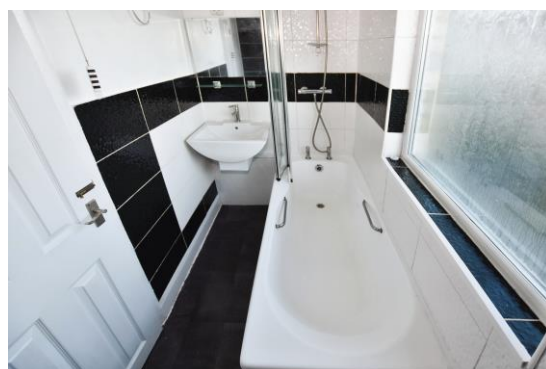
Outside

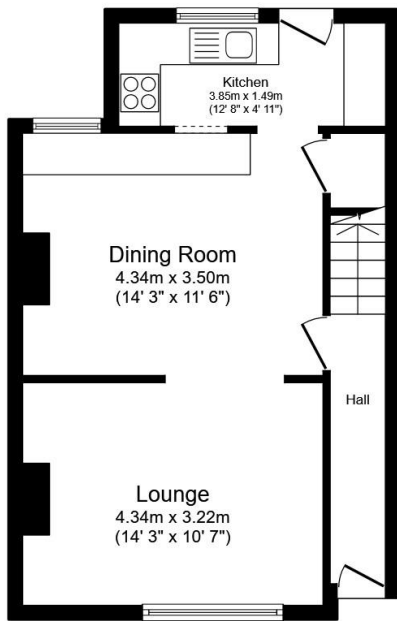
To the rear of the property is a paved courtyard garden. Under-house storage. Raised wall with access onto rear service lane.

Agent's Note

Council Tax Band: 'B' £1919.67 for 2024/25

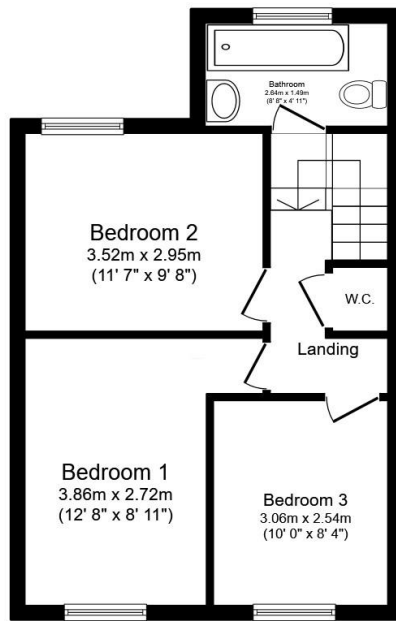
EPC Rating: 'D'





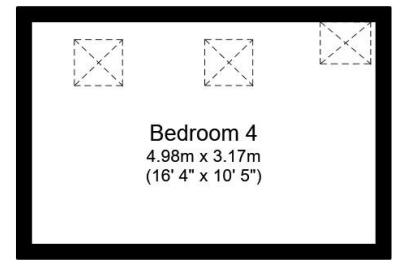
Ground Floor

Floor area 41.6 m² (448 sq.ft.)



First Floor

Floor area 39.9 m² (430 sq.ft.)



Second Floor

Floor area 16.0 m² (173 sq.ft.)

TOTAL: 97.5 m² (1,050 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		86 B
69-80	C		
55-68	D	66 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.