

**SAMPLE
MILLS**



**Moorland View
Newton Abbot
Devon**

£240,000
FREEHOLD





**Moorland View, Newton Abbot,
Devon**

£240,000 freehold

A 3 bedroom mid terrace family home situated on the edge of Newton Abbot with easy access for all amenities to include a Doctors Surgery, shops, community centre and nearby schools. The town centre has shops, restaurants, leisure centre, gyms, cinema, library and also Newton Abbot Race Course. The property is also convenient for commuters with the main rail line to London Paddington, the A380 linking Torbay and Exeter with the M5 beyond and a bus service.

The accommodation internally comprises entrance hall, lounge, dining room, kitchen, 3 bedrooms and a bathroom.

Further benefits include gas central heating, uPVC double glazing, gardens front and rear with outbuildings plus solar panels of which the Vendors get a quarterly income from.

Viewing is recommended.



Part double glazed door through to:

Entrance Hall

Radiator. Telephone point. Laminate flooring. Staircase rising to first floor. Door through to:

Lounge – 4.03m x 3.83m (13'3" x 12'7")

TV point. Double panelled radiator. Laminate flooring. uPVC double glazed window overlooking the rear garden.

Dining Room – 3.07m x 2.97m (10'1" x 9'9")

Laminate flooring. uPVC double glazed window to front aspect. Understairs storage cupboard. Double panelled radiator. Part glazed door through to:

Kitchen – 3.01m x 2.71m (9'11" x 8'11")

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas with tiled splash backs. Gas/electric cooker point. Plumbing for dishwasher. Recess for fridge/freezer. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window. uPVC half double glazed door to outside.

First Floor Landing

uPVC double glazed window. Built-in shelved cupboard.

Bedroom 1 – 3.87m x 3.76m (12'8" x 12'4")

Radiator. uPVC double glazed window overlooking the rear garden.

Bedroom 2 – 4.09m x 4.02m (13'5" x 13'2")

Single panelled radiator. uPVC double glazed window enjoying similar views to bedroom 1.

Bedroom 3 – 2.88m x 2.57m (9'5" x 8'5")

Radiator. uPVC double glazed window to front.

Bathroom and w/c – 2.12m x 1.81m (6'11" x 5'11")

Panelled bath with fitted shower and tiled surround. Inset wash-hand basin with tiled splash back and cupboard space below. Low level w/c. Radiator. Extractor fan. Obscure uPVC double glazed window.

Outside

To the front of the property, is an enclosed garden laid to patio and gravel with various bushes and plants.

To the rear of the property, there is a lawned garden with steps up to an extensive garden predominately laid to lawn stocked with a host of mature trees, bushes, plants and shrubs and patio areas, fenced at the top of the garden. There are outbuildings, one of which houses plumbing for the washing machine with power and light and another one has power and light. There is also an outside tap and outside light.

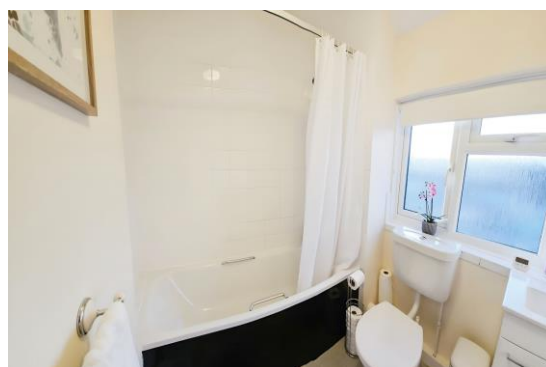
Agents Note

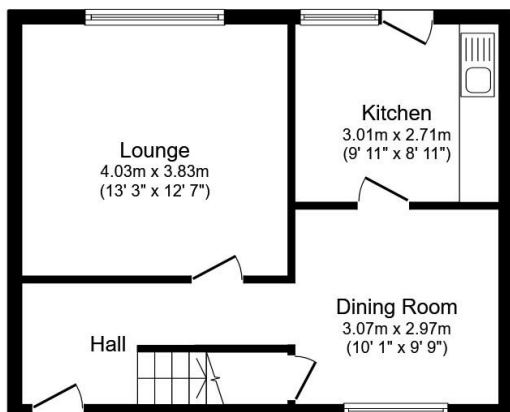
Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'B'

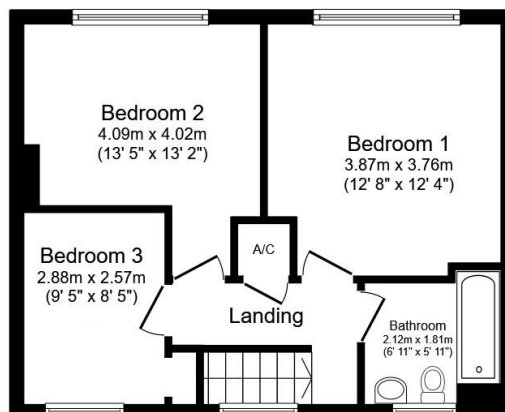
Long Term Flood Risk: Very Low

The Vendors own the solar panels which they get quarterly income from.

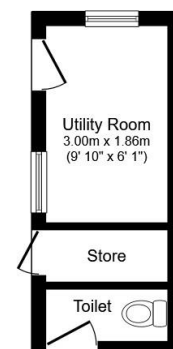




Ground Floor
Floor area 41.9 sq.m. (451 sq.ft.)



First Floor
Floor area 41.9 sq.m. (451 sq.ft.)



Outbuilding
Floor area 8.9 sq.m. (96 sq.ft.)

TOTAL: 92.7 sq.m. (997 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	85 B	88 B
69-80	C		
55-68	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.