

**SAMPLE
MILLS**



**Wolborough Street
Newton Abbot
Devon**

£240,000

FREEHOLD





**Wolborough Street, Newton Abbot,
Devon**

£240,000 freehold

A 3 bedroom Victorian Semi Detached property situated just off the town centre of Newton Abbot, 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 sympathetically updated in recent years, occupies a level location and provides excellent family accommodation.

The internal accommodation offers an entrance vestibule, hallway, good sized lounge with bay window plus feature fireplace, a separate dining room also with feature fireplace, modern kitchen/breakfast room with built-in appliances, breakfast bar and access to the rear garden, utility room and downstairs cloakroom. Upstairs, there are 3 good sized bedrooms plus a luxurious 4 piece bathroom suite.

Further benefits include uPVC double glazing and wooden slatted blinds, gas central heating, original wooden doors fitted throughout and original features.

The property has a garden to the front with a good range of borders and a rear courtyard garden with a decked area plus off road parking for 1 small car.

For those seeking a family home situated just off the town centre viewing is highly recommended.



Part glazed composite door and uPVC uppers to:

Entrance Vestibule

Dado rail. Wooden effect flooring. High level skirting boards. Wooden glazed door through to:

Hallway

Single panelled radiator. Wooden box housing electric meter. High level skirting boards. Wooden panelling to staircase. Understairs storage. Door through to:

Lounge – 5.00m x 4.00m (16'5" x 13'1")

Feature bay window. High level skirting boards. Dado rail. Sash double glazed uPVC windows. Feature fireplace with surround, mantle over and electric fire. Double panelled radiators x 2. Door through to:

Dining Room – 3.90m x 3.10m (12'10" x 10'2")

High level skirting boards. Picture rail. uPVC double glazed window to the rear with wooden slatted blind. Double panelled radiator. Door through to:

Kitchen/Breakfast Room – 3.30m x 3.00m (10'10" x 9'10")

Range of recently fitted matching wall and base units. Wooden worktop surface areas. Hoover induction hob. Zanussi extractor fan. Built-in stainless steel single oven with microwave over. Space for large fridge/freezer. Concealed lighting. Slatted blind to the uPVC double glazed window. Glazed door providing access to the rear garden. Single panelled radiator. Coving to ceiling. Wooden effect flooring. Fitted breakfast bar with wine rack and storage area. Door through to:

Utility Room – 3.10m x 1.40m (10'2" x 4'7")

Plumbing for washing machine. Space for tumble dryer. uPVC double glazed window to the side. Wall mounted Glow Worm boiler serving hot water and central heating. Wooden effect flooring. Door through to:

Downstairs Cloakroom

Low level WC. Wash-hand basin. Obscure glazed window. Picture rail. Chrome ladder towel rail.

Wooden staircase with balustrade to half landing

Staircase leading onto the landing

Access to loft area. Doors off to:

Bedroom 1 – 4.00m x 3.40m (13'1" x 11'2")

Facing the rear. Picture rail. uPVC double glazed window. Slatted wooden blind. Double panelled radiator. Feature fireplace with surround, recess either side. High level skirting boards.

Bedroom 2 – 4.00m x 2.60m (13'1" x 8'6")

Feature fireplace, wrought iron surround with mantle over. uPVC double glazed window looking over the front. Double panelled radiator. TV point. Slatted wooden blind. Picture rail.

Bedroom 3 – 2.80m x 2.30m (9'2" x 7'7")

uPVC double glazed window with slatted wooden blind looking over the front. Picture rail. Single panelled radiator.

Off the half landing

Wooden storage cupboard with double opening doors, hanging rails and shelving. Cupboard over. Door provides access into:

Bathroom – 3.00m x 2.90m (9'10" x 9'6")

Large walk-in shower with perspex covering and fitted Mira shower. Tiled walls. Chrome ladder radiator. Wooden effect flooring. Panelled bath with chrome mixer tap over. Pedestal wash-hand basin with chrome mixer tap. Medicine cabinet. Access to loft area. Concealed lighting. Low level WC. Recessed area. uPVC double glazed window.

OUTSIDE

The property has a wrought iron gate and railings, with a good range of flower borders and shrubs to the front.

To the rear, the property has wooden decked area with steps down leading onto a paved rear courtyard garden that has parking for a small car. There is bin storage area.

AGENTS NOTE

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

EPC Rating: 'D'





Total floor area 111.4 sq.m. (1,199 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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 57 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.