

**SAMPLE
MILLS**



**Abbotsbury Road
Abbotsbury
Newton Abbot
Devon**

£275,000
FREEHOLD





**Abbotsbury Road, Abbotsbury,
Newton Abbot, Devon**

£275,000 freehold

A 3 bedroom Victorian Mid Terrace property, conveniently situated within the popular area of Abbotsbury, just a short walk of Newton Abbot town centre where a good range of amenities can be found, including shops, primary and secondary schools, leisure centre, doctors surgery, etc.

This spacious property offers many original features throughout and would be ideal for a growing family.

The accommodation internally comprises entrance porch leading to an entrance hall, lounge with bay window, separate dining room, kitchen/breakfast room, utility room and shower room on the ground floor. Upstairs, there are 3 double bedrooms and a separate w/c.

Further benefits include gas central heating, uPVC double glazing, garden plus off road parking.

Viewing is highly recommended for purchasers looking for a spacious older style property close to all local amenities.



uPVC double glazed door opening through to:

Entrance Porch

Part glazed door opening through to:

Entrance Hall

Single panelled radiator. Telephone point. Staircase rising to first floor. Digital central heating thermostat. Coving to ceiling. Part glazed door opening through to:

Lounge – 3.75m x 3.25m (12'4" x 10'8")

Living flame fitted gas fire set within feature stone fireplace on hearth with mantle surround. Single panelled radiator. uPVC double glazed bay window to front. TV point, Picture rail. Cornice to ceiling.

Dining Room – 3.70m x 3.00m (12'2" x 9'10")

Feature fireplace on hearth with mantle surround and cupboard space to one side. Single panelled radiator. Coving to ceiling. Picture rail. uPVC double glazed window overlooking the porch and rear garden.

Kitchen/Breakfast Room – 4.44m x 2.89m (14'7" x 9'6")

Inset stainless steel single drainer sink unit with mixer taps. Range of fitted wall and base units. Worktop surface areas incorporating splash backs. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Space for fridge. Understairs storage cupboard. Double panelled radiator. Wall hung gas boiler for hot water and central heating system. Space for further appliance. uPVC double glazed window to side. Laminate flooring. uPVC half double glazed door to:

Rear Porch – 1.70m x 1.52m (5'7" x 5'0")

uPVC double glazed with door to the rear garden.

Utility Room – 2.75m x 1.26m (9'0" x 4'2")

Plumbing for washing machine. Space for further appliance. Worktop surface area. uPVC double glazed window to rear aspect. Recess for further storage. Sky light. Door through to:

Shower Room – 1.85m x 1.71m (6'1" x 5'7")

Shower cubicle with panelling and tiled floor with fitted shower. Inset wash-hand basin with panelled splash back with cupboard space below. Low level w/c. Radiator. Obscure uPVC double glazed window to two aspects.

First Floor Landing

Hatch to the roof space. Fitted cupboard.

Master Bedroom – 4.42m x 3.15m (14'6" x 10'4")

Single panelled radiator. Built-in wardrobe. Feature fireplace. Window seat. uPVC double glazed bay window to front.

Bedroom 2 – 3.80m x 3.00m (12'6" x 9'10")

Feature fireplace with cupboard space to side. Single panelled radiator. uPVC double glazed window overlooking the rear.

Bedroom 3 – 3.00m x 2.53m (9'10" x 8'4")

Feature fireplace. Single panelled radiator. Built-in shelved cupboard. uPVC double glazed window to rear.

Separate W/C

Low flush suite. Wall mounted wash-hand basin with tiled splash back. Obscure uPVC double glazed window.

Outside

To the front of the property, there is an enclosed area laid to patio with a pathway approach.

To the rear of the property, there is an area which has been laid to patio with various flowering bushes, plants and shrubs. There is an outside store with a rear gate where there is off road parking providing both vehicle and pedestrian access.

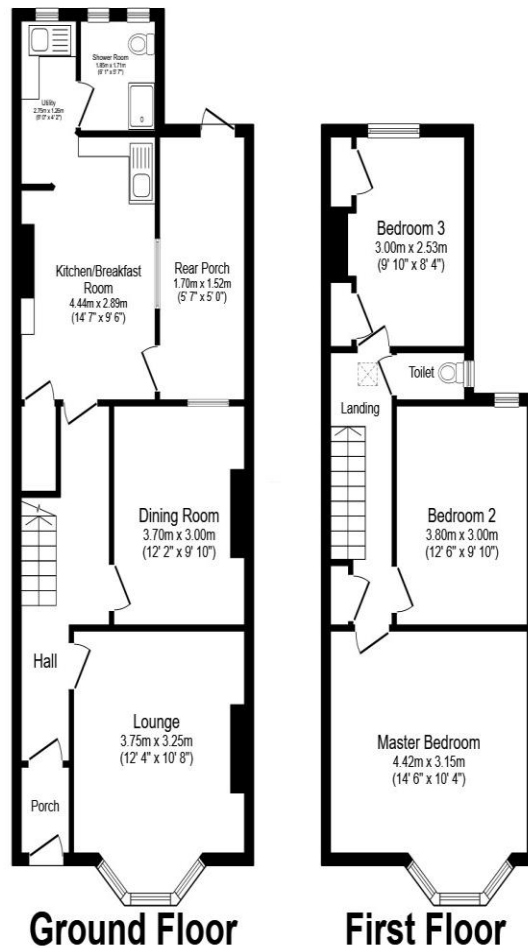
Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'E'

Flood Risk: Very Low





Total floor area 118.2 m² (1,273 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		84 B
69-80	C		
55-68	D		
39-54	E	46 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.