

**SAMPLE
MILLS**



**Broadlands Avenue
Broadlands
Newton Abbot
Devon**

£225,000
FREEHOLD





**Broadlands Avenue, Broadlands,
Newton Abbot, Devon**

£225,000 freehold

This 3 bedroom Semi-Detached family home is situated on the edge of Newton Abbot, close to the sports centre, primary and secondary schools, and within walking distance to Newton Abbot town centre with its further range of facilities and amenities including shops, doctors, library and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, lounge with fitted gas fire and built-in shelved display cabinet, kitchen/diner, downstairs shower room and rear porch leading to outside. On the first floor, there are 3 bedrooms, the master bedroom having built-in wardrobes.

Outside, an area laid to patio to the side of the property sweeps around to the rear where there is an enclosed courtyard area with an outside store and a summerhouse (which needs work).

To the front of the property, there is off road parking for 3/4 cars.

Further benefits include double glazing.



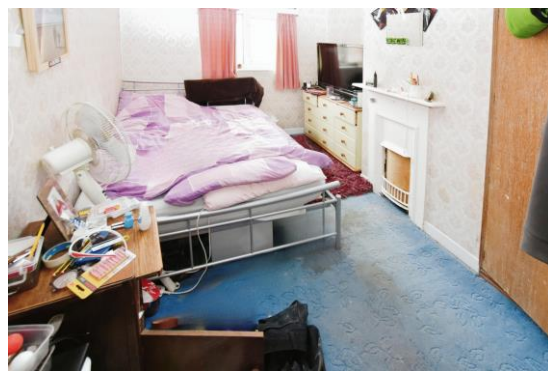
uPVC half double glazed door opening through to:

Entrance Hall

Staircase to first floor. Opening through to:

Lounge – 4.45m x 4.19m (14'7" x 13'9")

Fitted gas fire within tiled fireplace on hearth. uPVC double glazed windows to two aspects overlooking the front. TV point. Understairs storage cupboard. Built-in shelved display cabinet with cupboard space below. Archway opening through to:



Kitchen/Diner – 3.40m x 2.82m (11'2" x 9'3")

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Plumbing for washing machine. Gas cooker point. Space for further appliances. uPVC double glazed window to two aspects overlooking the rear. Tiled walls. Vinyl floor covering. Opening through to:



Rear Porch

Aluminium double glazed door to outside. Sliding door through to:

Shower Room – 1.83m x 1.81m (6'0" x 5'11")

Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level WC. Partly tiled walls. Obscure uPVC double glazed window. Heated towel rail.



First Floor Landing

Hatch to the roof space.

Bedroom 1 – 4.62m x 2.90m (15'2" x 9'6")

Built-in wardrobes. uPVC double glazed window to two aspects overlooking the rear.



Bedroom 2 – 3.91m x 2.49m (12'10" x 8'2")

Feature fireplace. uPVC double glazed window to front aspect.

Bedroom 3 – 3.00m x 2.54m (9'10" x 8'4")

uPVC double glazed window overlooking the front.

OUTSIDE

There is an area laid to patio to the side of the property which sweeps around to the rear where there is an enclosed courtyard area with an outside store, an outside tap and outside lighting. There is also a summerhouse (needs work).

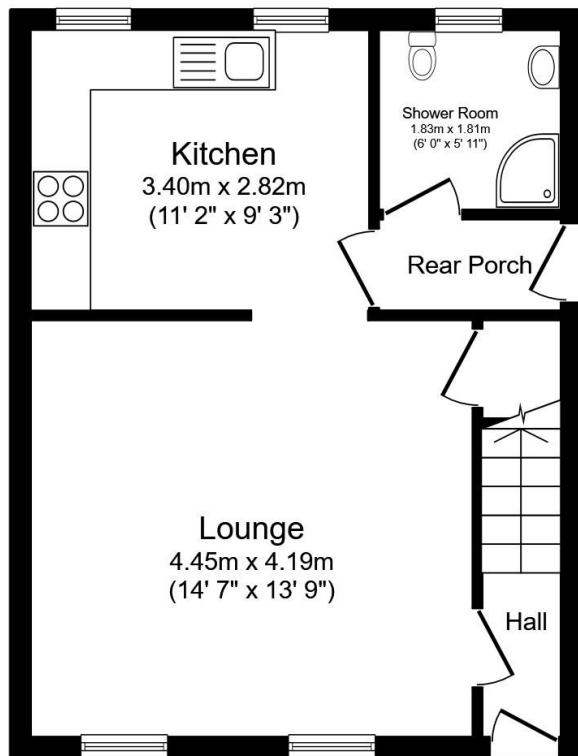
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AGENTS NOTE

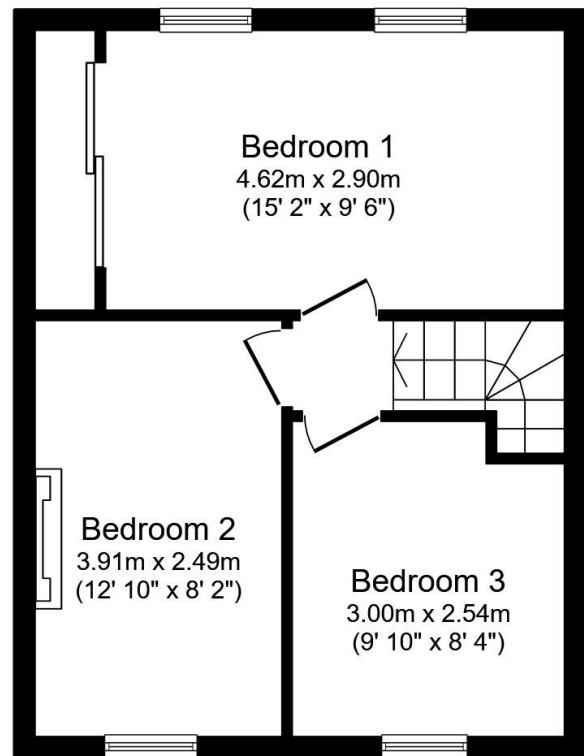
Council Tax Band: 'B' £1814.91 for 2023/24

EPC Rating: 'E'





Ground Floor



First Floor

Total floor area 75.8 sq.m. (816 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		82 B
69-80	C		
55-68	D		
39-54	E	53 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.