

**SAMPLE  
MILLS**



**Haytor Drive  
Newton Abbot  
Devon**

**£370,000**  
FREEHOLD





Haytor Drive, Newton Abbot, Devon

**£370,000 freehold**

A Dormer Bungalow situated in the popular area of Haytor Drive with outstanding panoramic views that can be seen from the main principle rooms and bedrooms, that stretch over Kingskerswell, Wolborough Hill, the racecourse, Highweek and over to Haytor. The property is situated within easy reach of all local amenities the A380, A38, Newton Abbot town centre, easy access for the main rail line station to London Paddington and all shops, schools and amenities are available.

The accommodation internally comprises entrance hallway, 2 downstairs double bedrooms, downstairs cloakroom/utility, kitchen/breakfast room, lounge/diner and conservatory. The property has a staircase to the dormer upstairs which has a further double bedroom with en-suite bathroom.

The property benefits from a larger than average size garage, good off road parking, mature gardens to the front, rear and side, enjoying a larger than average size plot. The property enjoys fantastic views and has the benefit of a rear conservatory, again ideally situated to enjoy the outstanding views from this property.

For those looking for a Bungalow close to all the amenities, this property is highly recommended.



## Storm Porch

uPVC double glazed door leading into:

## Entrance Hall

Single panelled radiator. Coving to textured ceiling. Thermostat control for central heating. Airing cupboard with hot water tank and shelving. Storage cupboard above.

## Bedroom 1 – 3.50m x 3.40m (11'6" x 11'2")

uPVC double glazed window to front aspect. Single panelled radiator. Coving to textured ceiling.

## Bedroom 2 – 3.80m x 3.30m (12'6" x 10'10")

uPVC double glazed window to front aspect. Single panelled radiator. Coving to textured ceiling.

## Downstairs Cloakroom/Utility – 2.40m x 2.10m (7'10" x 6'11")

Low level w/c. Wash-hand basin. uPVC double glazed window. Sink with worktop.

## Kitchen – 3.70m x 3.60m (12'2" x 11'10")

Range of fitted base units with worktop surface areas over. One and a half bowl stainless steel sink drainer unit with mixer tap over. Matching range of wall mounted cupboards. Stainless steel extractor hood. Fitted breakfast bar with base units. Space for fridge freezer. Further range of wall mounted cupboard. Coving to textured ceiling. uPVC double glazed window to rear aspect with views over the surrounding area, towards Wolborough Hill and Haytor in the distance. uPVC double glazed door leading to rear garden.

## Lounge – 4.20m x 3.30m (13'9" x 10'10")

Feature fireplace with marble effect insert and fitted 'Living Flame' gas fire with mantel over and hearth. Recesses to either side of chimney breast. Open tread staircase rising to the first floor. Arch through to:

## Dining area – 4.20m x 4.10m (13'9" x 13'5")

Coving to textured ceiling. uPVC double glazed patio doors opening onto the Conservatory. Single panelled radiator. uPVC double glazed window to side aspect.

## Conservatory – 3.80m x 2.20m (12'6" x 7'3")

uPVC double glazed offering open panoramic views over the surrounding area, towards Wolborough Hill, Highweek, Haytor and the racecourse. Single panelled radiator.

## FIRST FLOOR LANDING

Storage cupboard. Door off to:

## Bedroom 3 – 4.05m x 2.90m (13'3" x 9'6")

uPVC double glazed window with open views over the surrounding area towards Wolborough Hill, Highweek, Haytor and the racecourse. Single panelled radiator.

## En Suite Shower Room – 2.50m x 2.20m (13'3" x 7'3")

Shower cubicle. Low level WC. Wash hand basin. uPVC double glazed window. Medicine cabinet. Coving to textured ceiling. Water meter.

## Garage – 5.20m x 2.60m (17'1" x 8'6")

Electric up and over door. Power and light.

## OUTSIDE

The property has a raised mature hedge with gate and path leading to the front, lawned garden to either side leading around to the rear with a patio area, a detached larger than average size garage with power and light and off road parking. The property enjoys views from the garden that are reasonably maintained has a good range of borders shrubs and plants.

## Agents Note

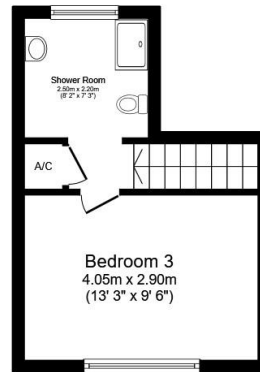
Council Tax Band: £2333.45 for 2023/24

EPC Rating: 'E'

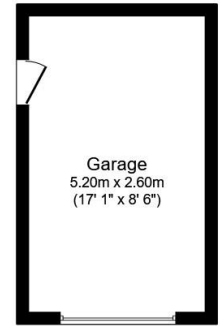




**Ground Floor**



**First Floor**



**Garage**

Total floor area 137.0 m<sup>2</sup> (1,475 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		78   C
55-68	D		
39-54	E	50   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.