

**SAMPLE  
MILLS**



**Swanborough Road  
Newtake  
Newton Abbot  
Devon**

**£260,000**

**FREEHOLD**





Swanborough Road, Newtake,  
Newton Abbot, Devon

**£260,000 freehold**

A Semi-Detached 2 bedroom Bungalow situated in the popular area of Newtake, Newton Abbot, being sold with **NO CHAIN** and providing spacious living accommodation plus good size gardens to the front and rear.

The accommodation internally comprises entrance hall, lounge, 2 bedrooms, kitchen, shower room and Summerhouse to the rear.

The property benefits from parking, gardens to the front and rear incorporating patio areas, lawned area, with mature plants and shrubbery, plus a summerhouse and timber garden shed.

Further features include gas central heating and uPVC double glazing.

The property is sold with **NO CHAIN** and viewing is highly recommended for those seeking a bungalow in a quiet and sought after area providing easy access for all local amenities to include shops, schools, doctors surgeries, leisure centre and parks, as well as road and rail links for onward journeys via the A380, A38 and the main line rail link to London Paddington.

Viewing is highly recommended.



uPVC double glazed door to:

### Entrance Hallway

Cloak cupboard with gas meter, Smart meter and electric consumer box. Textured ceiling. Smoke detector. Access to loft area.

### Lounge – 4.20m x 3.60m (13'9" x 11'10")

Feature fireplace with marble effect surround, hearth, living flame gas fire and recess either side. uPVC double glazed windows to the front. Double panelled radiator. TV point. Coving to ceiling.

### Kitchen – 3.20m x 2.00m (10'6" x 6'7")

Sliding door. Range of fitted base units with rolled edge worktop surface areas. Wall mounted cupboards. Shelving. Stainless steel drainer with mixer tap over. uPVC double glazed window to the side and to the front. Double panelled radiator. Plumbing for washing machine and tumble dryer. Built-in storage cupboard with wall mounted Baxi boiler serving hot water and central heating.

### Shower Room – 2.00m x 1.70m (6'7" x 5'3")

Comprising 3 piece suite. Semi-circular shower cubicle with fitted Mira shower. Low level w/c. Wash-hand basin. Obscure glazed window. Single panelled radiator. Circular light. Extractor fan. Medicine cabinet. Towel rail.

### Bedroom 1 – 4.00m x 2.90m (13'1" x 9'6")

uPVC double glazed window facing the rear into the Summerhouse. Single panelled radiator. Textured ceiling. Range of triple aspect double opening wardrobes with doors, rails and shelving.

### Bedroom 2/Dining Room – 2.80m x 2.60m (9'2" x 8'6")

uPVC double glazed window looking over the rear. Double panelled radiator. Coving to textured ceiling.

**Summerhouse** – brick based with outlook over the rear garden.

### Outside

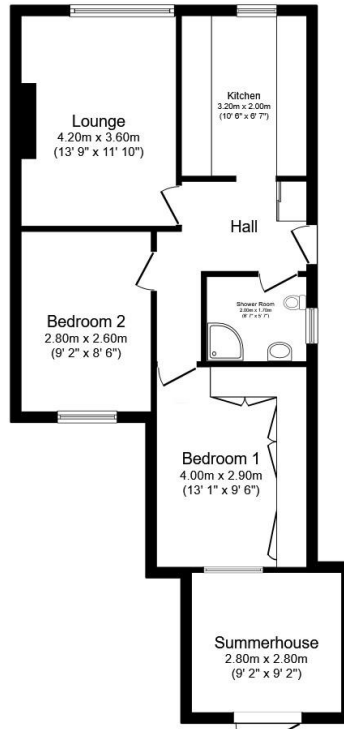
Walled garden to the front with raised hard-standing. Steps down to the front where there is a paved patio garden with a good range of plants and shrubs. Paved patio path leads to the front door which has a covered area with wooden gates. A raised wall with borders, shrubs and plants leading onto a level rear garden which has a lawned area, patio areas and a further patio area/drying area. Timber garden shed. Rear access to service lane and small hard-standing for water butt etc. There is also a wooden covered store area.

### Agents Note

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

EPC Rating: 'D'





## Floor Plan

Floor area 63.0 m<sup>2</sup> (678 sq.ft.)

TOTAL: 63.0 m<sup>2</sup> (678 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](http://www.Propertybox.io)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   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.