

**SAMPLE  
MILLS**



**Hockmore Drive  
Newton Abbot  
Devon**

**£330,000**

FREEHOLD







**Hockmore Drive, Newton Abbot,  
Devon**

**£330,000 freehold**

An attractive designed Link-Detached 3 bedroom property offering spacious family accommodation situated in a popular residential area providing easy access for Newton Abbot town centre, all local amenities, shops, schools, the A380/M5 motorway, plus mainline rail links to London Paddington, which runs daily.

The property offers spacious family accommodation which is ideal for a growing family who are looking for a property of this high quality in a popular area with easy access to all facilities.

The accommodation internally comprises entrance porch with hallway, lounge with access onto the rear garden, separate dining room with boxed bay window, high specification kitchen with integrated appliances and access onto the rear garden, plus a utility room. Upstairs, the property benefits from 3 bedrooms, the master being spacious with a large en-suite. There are also 2 further decent sized bedrooms and a 3 piece bathroom suite.

The property benefits from off road parking, an attached garage with access onto the level easy to maintain rear garden.

For those seeking a spacious family property, viewing of this property is highly recommended.



### Storm Porch

Glazed door to:

### Entrance Hallway

Engineered Oak flooring. Smoke detector. Single panelled radiator. Storage cupboard.

### Downstairs Cloakroom – 1.69m x 1.45m (5'6" x 4'9")

Obscure glazed window. Low level w/c. Wash-hand basin. Single panelled radiator. Consumer box.

### Lounge – 5.45m x 3.32m (17'11" x 10'11")

Engineered Oak flooring. uPVC double glazed dual aspect windows to the front. Double panelled radiator plus single panelled radiator. Feature wall display with electric effect log burning fire with alcove recesses and display areas. uPVC double glazed doors providing access onto the rear. TV point.

### Dining Room – 3.36m x 2.40m (11'0" x 7'10")

uPVC double glazed boxed bay windows looking over the front. Double panelled radiator. Engineered Oak flooring. TV point.

### Kitchen – 3.59m x 2.90m (11'9" x 9'6")

A range of fitted high spec base units. Wooden effect worktop surface areas. Integrated fridge freezer. Integrated dishwasher. Built-in single Zanussi stainless steel oven. Built-in hob with stainless steel canopy with extractor fan over. Tiled walls with bevelled edge. Matching range of wall mounted cupboards. Cupboard housing the Logic Ideal boiler serving the gas central heating and hot water. One and a half bowl stainless steel sink drainer unit with chrome mixer tap over. Double glazed window looking over the rear. Wooden glazed door providing access onto the rear garden. Tiled flooring. Double panelled radiator.

### Utility Cupboard – 1.49m x 1.27m (4'11" x 4'2")

Electric socket.

### Wooden staircase to the landing

Smoke detector. Double glazed windows looking over the rear garden. Single panelled radiator. Doors off to:

### Master Bedroom – 4.26m x 3.25m (14'0" x 10'8")

A large master bedroom. Dual aspect double glazed windows looking over the front. Double panelled radiator. Built-in double wardrobes with mirror fronted doors running the full length of the wall.

### En-Suite – 2.47m x 1.92m (8'1" x 6'4")

1200 shower cubicle. Chrome fitted power shower. Tiled walls. Low level w/c. Wash-hand basin. Fixed medicine cabinet with mirror fronted doors. Double panelled stainless steel radiator. Obscure glazed window. Shaver point and socket. Vinyl flooring.

### Bedroom 2 – 3.98m x 3.14m (13'1" x 10'4")

Double glazed dual aspect windows looking over the front. Single panelled radiator. Access to loft area. Built-in airing cupboard with shelving and hanging rails.

### Bedroom 3 – 2.31m x 2.21m (7'7" x 7'3")

Cross beaded double glazed windows looking over the rear. Single panelled radiator.

### Bathroom – 2.11m x 1.86m (6'11" x 6'1")

Comprises 3 piece suite. Panelled bath, shower screen, chrome power shower. Tiled walls. Mirror. Low level w/c. Wash-hand basin. Double panelled radiator. Obscure cross beaded double glazed windows. Extractor fan. Circular light.

### Single Garage – 5.50m x 3.30m (18'1" x 10'10")

Pitched roof. Up and over door. Power and light. Rear door to garden. Off road parking.

### Outside

There is a paved path to the front of the property with storm porch with gravelled areas, border plants and shrubs with flowering plants and recessed area. The property has off road parking.

The rear garden has access off the kitchen and also from the side gate. Paved patio area. Outside lantern, washing line, and artificial grass with fence surround. Built-in outside play house. Access into the garage.

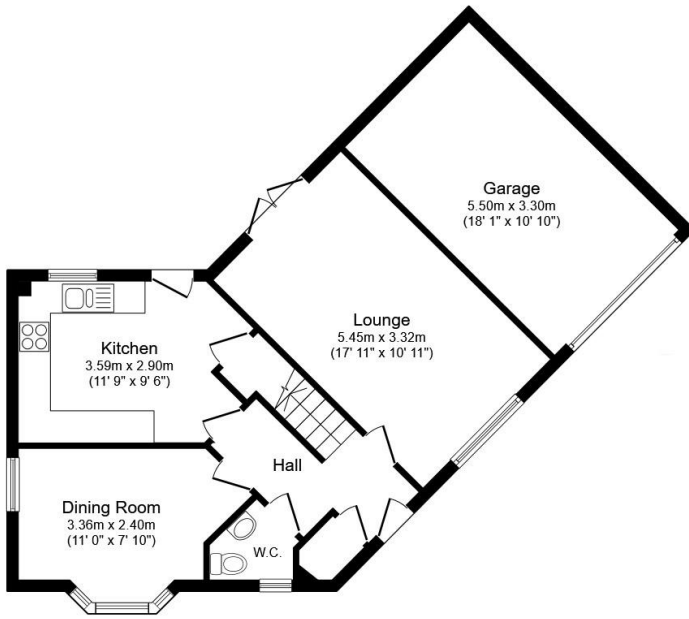
### Agents Note

Council Tax Band: 'D' £2308.83 for 2024/25

EPC Rating: 'B'

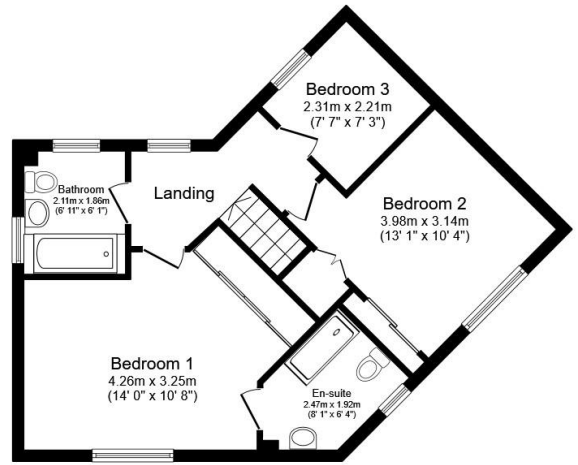






### Ground Floor

Floor area 71.3 m<sup>2</sup> (768 sq.ft.)



### First Floor

Floor area 51.9 m<sup>2</sup> (559 sq.ft.)

**TOTAL: 123.3 m<sup>2</sup> (1,327 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



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94   A    |
| 81-91 | B             | 83   B  |           |
| 69-80 | C             |         |           |
| 55-68 | 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.