

**SAMPLE  
MILLS**



**East Street  
Newton Abbot  
Devon**

**£275,000**  
FREEHOLD





East Street, Newton Abbot, Devon

**£275,000 freehold**

A 3 bedroom End of Terrace Victorian property, sold with **NO CHAIN**, situated just off the town centre and benefitting from gardens to the front and rear.

The property has 2 receptions, 3 bedrooms, a bathroom and is laid over 3 levels.

Further benefits include many characterful features that Victorian properties have, gas central heating and double glazing.

For those looking for a spacious family house situated close to the town centre, this one is highly recommended.



Hard wood door to:

### Entrance Vestibule

Consumer box. Door through to:

### Hallway

Single panelled radiator. Door through to:

### Lounge – 3.66m x 3.45m (12'0" x 11'4")

Feature fireplace. TV point. uPVC double glazed window to the front. Door through to:

### Dining Room – 3.45m x 2.82m (11'4" x 9'3")

Feature fireplace. Window looking over the rear.

### Kitchen – 3.86m x 2.46m (12'8" x 8'1")

Incorporating a range of built-in base units with worktop surface areas and recess. Walk-in larder storage cupboard. Built-in hob and oven. Stainless steel sink. Door through to:

### Rear Porch – 4.17m x 1.75m (13'8" x 5'9")

uPVC double glazed window. Door to rear garden.

### Staircase to the Landing

### Bedroom 1 – 4.62m x 3.08m (15'2" x 10'1")

uPVC double glazed window looking over the front. Feature fireplace.

### Bedroom 3 – 3.43m x 2.82m (11'3" x 9'3")

Feature fireplace. uPVC double glazed window to rear.

### Half Landing

### Separate Cloakroom

Door through to:

### Bathroom – 2.84m x 2.44m (9'4" x 8'0")

Shower cubicle. Low level w/c. Obscure glazed window. Extractor fan.

### Staircase up to the Second Floor

### Bedroom 2 – 4.65m x 4.32m (15'3" x 14'2")

Dormer bedroom. Built-in storage cupboard. Velux window.

### Outside

Steps leading to the front. The property has a stone wall and paved area.

The rear courtyard garden has a lawn garden and walled area. The property has a gate providing access onto the service lane.

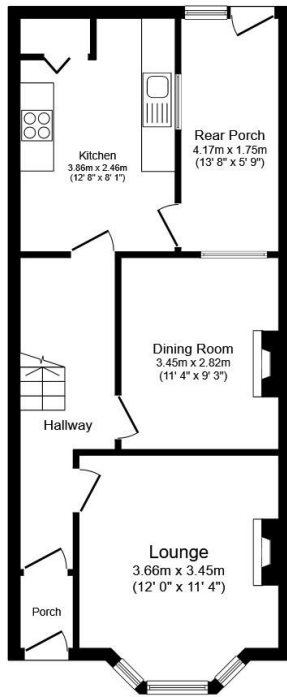
### Agent's Note

Council Tax Band: 'B' £2,012.19 for 2025/26

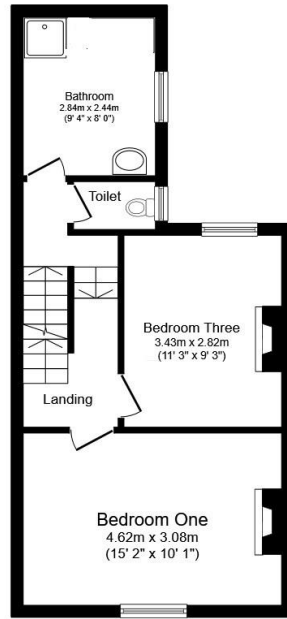
EPC Rating: 'D'

Long Term Flood Risk: Very Low

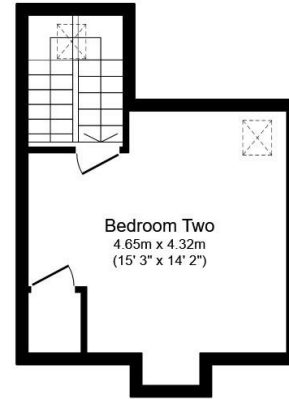




**Ground Floor**  
Floor area 53.1 m<sup>2</sup> (571 sq.ft.)



**First Floor**  
Floor area 39.8 m<sup>2</sup> (428 sq.ft.)



**Second Floor**  
Floor area 23.5 m<sup>2</sup> (253 sq.ft.)

**TOTAL: 116.3 m<sup>2</sup> (1,252 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		
81-91	B		83   B
69-80	C		
55-68	D	57   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.