

**SAMPLE
MILLS**



**St Leonards Road
Newton Abbot
Devon**

£200,000
FREEHOLD





St Leonards Road, Newton Abbot,
Devon

£200,000 freehold

Occupying this level position is this cottage style home that has an entrance hall, lounge, dining area and kitchen. On the first floor there are 2 bedrooms and a bathroom and w/c with fitted shower. Other features include gas central heating, uPVC double glazing and courtyard gardens to the front and rear.

Situated just off the town centre with its range of facilities and amenities including shops, schools, bus services, trains and good access to local towns, villages and cities including Exeter and Plymouth.



Part glazed door opening through to:

Entrance Hall

Double panelled radiator. Laminate flooring. Staircase to first floor. Door through to:

Lounge/Dining Room

Lounge Area – 3.43m x 3.38m (11'3" x 11'1")

Open stone fireplace on hearth with cupboard space either side and exposed beam over. Double panelled radiator. TV point. Telephone point. uPVC double glazed windows with original shutters. Archway opening through to:

Dining Area – 3.56m x 3.51m (11'8" x 11'6")

Understairs storage cupboard. Double panelled radiator. Built-in cupboards. uPVC double glazed window. Opening through to:

Kitchen – 2.46m x 2.36m (8'1" x 7'9")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Space for fridge. Partly tiled walls. uPVC double glazed window to side. Double panelled radiator. Part glazed door to outside.

First Floor Half Landing

Bathroom – 2.77m x 2.34m (9'1" x 7'8")

Inset bath with shower mixer tap attachment. Panelling surround. Pedestal wash-hand basin. Low level w/c. Double panelled radiator. Cupboard housing the gas boiler for hot water and central heating system. Obscure uPVC double glazed window.

Main Landing

Hatch to the roof space.

Bedroom 1 – 4.39m x 3.43m (14'5" x 11'3")

Feature fireplace. Double panelled radiator. uPVC double glazed window to front.

Bedroom 2 – 3.56m x 2.69m (11'8" x 8'10")

Double panelled radiator. uPVC double glazed window overlooking the rear. Laminate flooring.

Outside

To the front of the property, is a small walled in area laid to gravel.

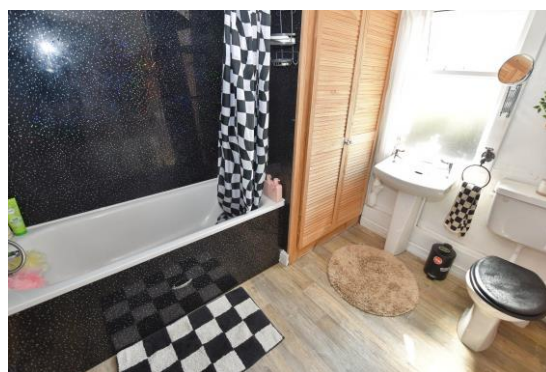
To the rear of the property, there is an enclosed walled in area predominately laid to patio where there is also an area laid to gravel. In addition, there is an outside store which has power and light and houses the plumbing for the washing machine.

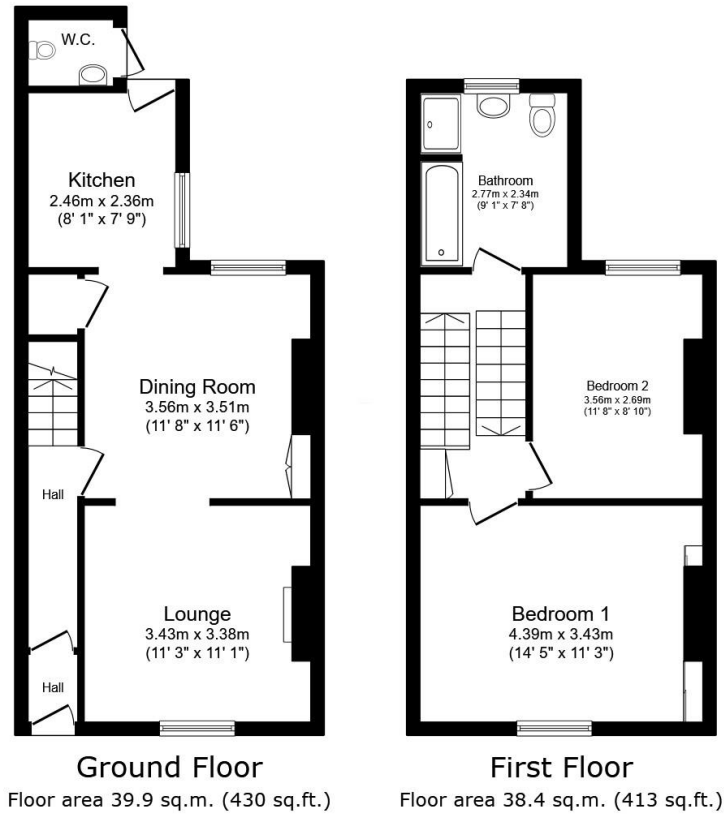
Agent's Note

Council Tax Band: 'B'

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Total floor area: 78.3 sq.m. (843 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		
69-80	C		79 C
55-68	D	60 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.