

**SAMPLE  
MILLS**



**Sovereign Road  
Newton Abbot  
Devon**

**Offers over  
£260,000**

**FREEHOLD**







**Sovereign Road, Newton Abbot,  
Devon**

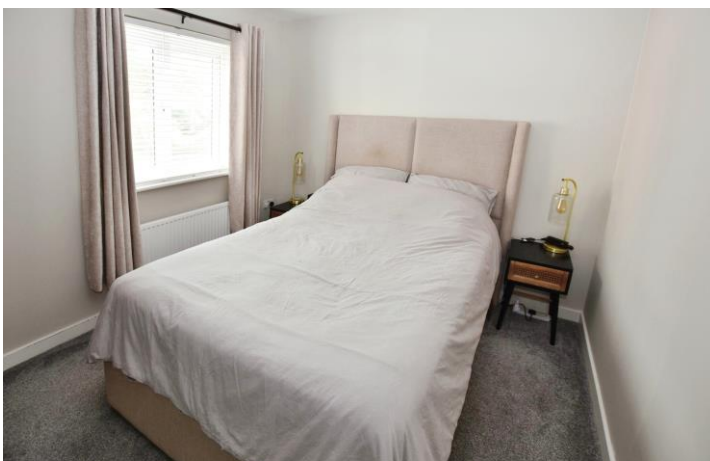
**Offers over £260,000 freehold**

This 3 bedroom semi-detached family home, which backs onto the farm, is situated on the edge of Newton Abbot with easy access to the town centre with its range of facilities and amenities to include doctors, dentists, library, schools, shops, pubs and restaurants, cinema, A380, A38, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner, 3 bedrooms, the master with an en-suite shower room, plus there is a separate bathroom.

Further benefits include uPVC double glazing, gas central heating, off road parking plus gardens front and rear.

Viewing is recommended.



Part double glazed door opening through to:

### Entrance Hall

Single panelled radiator. Fuse board. Staircase rising to first floor. Door through to:

### Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splash back. Single panelled radiator. Obscure uPVC double glazed window.

### Lounge – 4.37m x 3.71m (14'4" x 12'2")

TV point. Double panelled radiator. Understairs storage cupboard. Door opening through to:

### Kitchen/Dining Room – 4.62m x 2.67m (15'2" x 8'9")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units, one of which houses the gas boiler for hot water and central heating system. Worktop surface areas incorporating splash backs. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine., Plumbing for dishwasher. Recess for fridge/freezer. Single panelled radiator. uPVC double glazed window overlooking the rear. Inset spotlights. uPVC double glazed double patio doors providing access to the rear garden.

### First Floor Landing

Hatch to the roof space. Built-in cupboard.

### Bedroom 1 – 3.71m x 2.87m (12'2" x 9'5")

Single panelled radiator. Built-in shelved cupboard. uPVC double glazed window to front. Door opening through to:

### En-Suite Shower Room – 2.18m x 2.09m (7'2" x 6'10")

Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Extractor fan. Inset spotlights. Obscure uPVC double glazed window.

### Bedroom 2 – 2.79m x 2.29m (9'2" x 7'6")

Single panelled radiator. uPVC double glazed window overlooking the rear.

### Bedroom 3 – 2.29m x 1.73m (7'6" x 5'8")

Single panelled radiator. uPVC double glazed window enjoying similar aspect to bedroom 2.

### Bathroom and w/c – 1.83m x 1.66m (6'0" x 5'5")

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Inset spotlights. Extractor fan. Obscure uPVC double glazed window.

### Outside

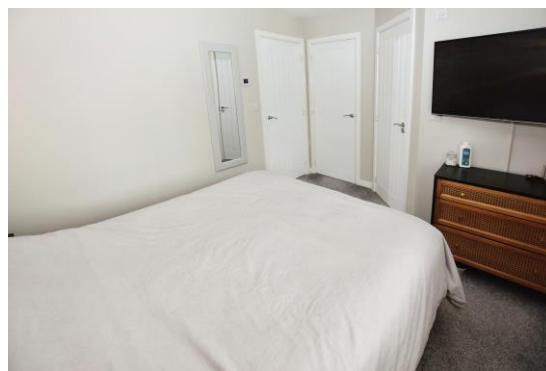
To the front of the property, there is a garden laid to lawn with various bushes. There is outside lighting. There is a side gate providing access to the rear, which backs onto the farm, where there is an area laid to patio onto a garden laid to lawn. There is also a garden shed. There is outside lighting and outside tap. In addition, there is off road parking.

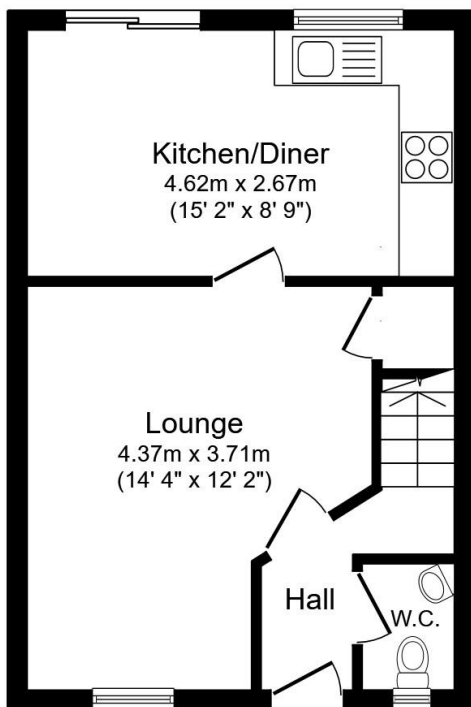
### Agents Note

Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'B'

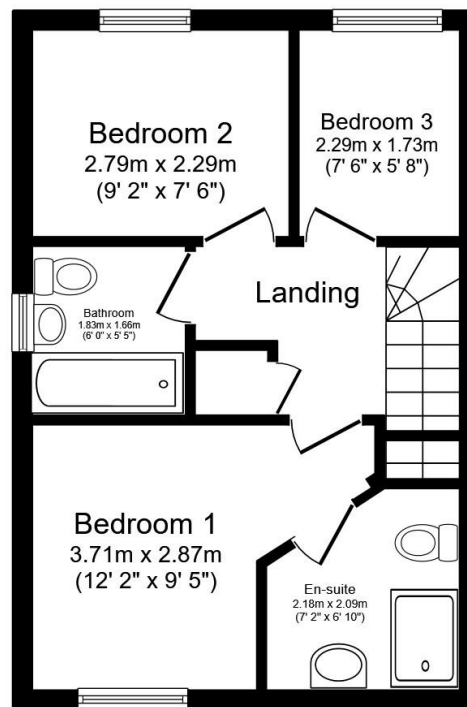
Long Term Flood Risk: Very Low





### Ground Floor

Floor area 33.0 m<sup>2</sup> (355 sq.ft.)



### First Floor

Floor area 33.0 m<sup>2</sup> (355 sq.ft.)

**TOTAL: 66.0 m<sup>2</sup> (710 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		96   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.

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