

**SAMPLE
MILLS**



**Newton Road,
Torquay
Devon**

£295,000
FREEHOLD





Newton Road, Torquay, Devon

£295,000 freehold

Occupying this cul-de-sac is this semi-detached bungalow which comprises an entrance hall, lounge, kitchen/dining room, 3 bedrooms, master en-suite, and a family bathroom and w/c. Other features include gas central heating, double glazing, off road parking and gardens.

Situated on the Shiphay area of Torquay close to the hospital. schools, shops, post office, together with bus routes into Torquay and the new link road serving Newton Abbot and Torbay is close at hand.

Being offered with NO CHAIN, viewing is strongly recommended.



Part double glazed door opening through to:

Entrance Hall

Cabinet housing radiator. Central heating thermostat. Inset spotlights. Door to:

Lounge – 4.29m x 3.32m (14'1" x 10'11")

Wood burner set within feature fireplace on hearth with exposed beam over. Double panelled radiator. TV point. Wall light points. uPVC double glazed window overlooking the rear garden enjoying distant countryside views.

Kitchen/Dining Room – 5.73m x 3.31m (18'10" x 10'10")

Inset stainless steel single drainer sink unit with mixer taps. Matching wall and base units. Wooden worktop surface areas. Plumbing for washing machine. Built-in 4 ring Bosch induction hob. Built-in Bosch electric oven. Space for fridge/freezer. Cabinet housing radiator. Tiled floor. Double panelled radiator. uPVC double glazed windows to two aspects overlooking the side and rear, from the rear, overlooking the garden and distant views. Inset spotlights. uPVC double glazed double doors to outside. Built-in shelved larder.

Bedroom 1 – 4.59m x 2.66m (15'1" x 8'9")

Radiator. uPVC double glazed window to rear aspect. Inset spotlights. Door to:

En-Suite

Tiled shower area with fitted shower. Inset wash-hand basin with mixer taps. Low level w/c. Fully tiled walls. Inset spotlights. Extractor fan. Obscure uPVC double glazed window.

Bedroom 2 – 3.34m x 3.09m (10'11" x 10'2")

Two double built-in wardrobes. Radiator. uPVC double glazed window to front aspect. Inset spotlights.

Bedroom 3 – 2.94m x 2.05m (9'8" x 6'9")

Single panelled radiator. uPVC double glazed window to front.

Bathroom and W/C

Inset bath with fitted shower. Wall mounted wash-hand basin. Low level w/c. Partly tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Outside

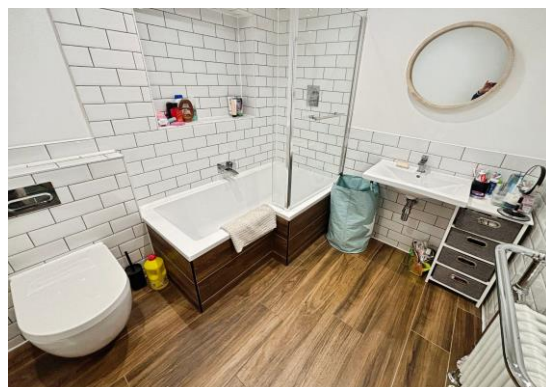
To the rear of the property, there is a raised composite decked area, which leads from the kitchen/dining room, with steps down to an area which is laid to patio, which then leads onto a fenced in garden predominately laid to lawn. There is also a further patio area to the other side. There is an under deck storage area and courtesy gate providing access back to the front, where there is outside lighting and off road parking.

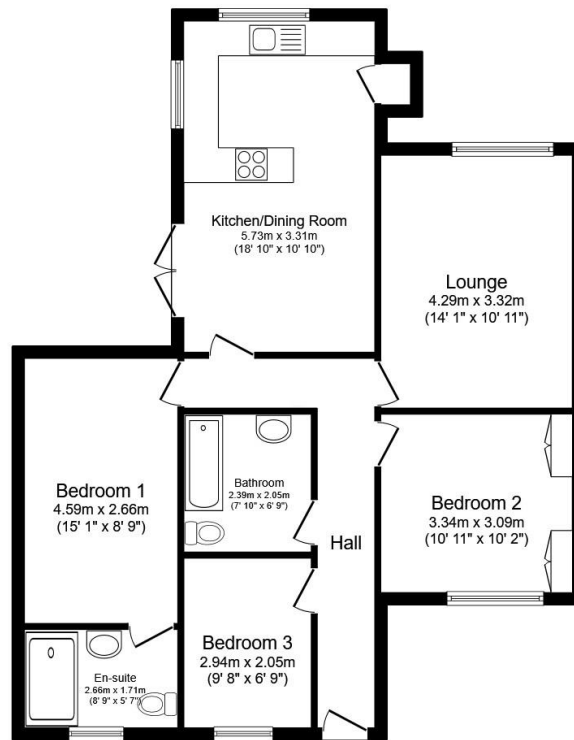
Agent's Note

Council Tax Band: 'C' Torbay

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan

Floor area 84.4 sq.m. (909 sq.ft.)

Total floor area: 84.4 sq.m. (909 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		86 B
69-80	C		
55-68	D	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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