

**SAMPLE
MILLS**



**Broadlands Avenue
Newton Abbot
Devon**

£240,000

FREEHOLD





**Broadlands Avenue,
Newton Abbot, Devon**

£240,000 freehold

Conveniently situated close to the town centre and all local amenities is this well presented 3 bedroom Semi-Detached family home, ideal for first time buyers or for a growing family.

The accommodation internally comprises entrance hall opening onto the sitting room, kitchen/dining room, inner lobby and cloakroom/wc on the ground floor. Upstairs, there are 3 bedrooms and a family bathroom.

There are level gardens to the front and rear, the rear garden being predominantly laid to lawn with paved patio and gravel areas, and stocked with a range of mature plants, trees and shrubs.

The property is located within easy access of the sports centre, primary and secondary schools, shops, doctors, library and the main rail line to London Paddington.

Further benefits include off road parking, double glazing and gas central heating.



uPVC part double glazed door opening through to

Entrance Hall

Laminate flooring. Staircase rising to first floor. Door opening through to

Sitting Room 12'9" x 12'7" (3.89m x 3.84)

Fitted gas fire set within feature fireplace on tiled hearth and mantel surround and back boiler for hot water and central heating system. TV point. uPVC double glazed windows to two aspects overlooking the front. Laminate flooring. Understairs storage cupboard. Additional built in cupboard. Part glazed door opening through to

Kitchen/Dining Room 12'7" x 9'6" *3.84m x 2.90m)

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for automatic washing machine. Space for fridge. uPVC double glazed window overlooking the rear garden to two aspects. Spotlight points. Double panelled radiator. Tiled floor. Glazed door thorough to

Side Lobby

uPVC half double glazed door to outside. Built in shelved storage cupboard.

Cloakroom/WC

Low flush suite. Tiled floor. uPVC double glazed window.

FIRST FLOOR

Landing

Hatch to roof space. Built in airing cupboard housing tank with electric immersion switch.

Bedroom 1 9'6" x 9'4" (2.90m x 2.84m)

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

Bedroom 2 12'9" x 6'8" (3.89m x 2.03m)

Built in shelved wardrobes. Single panelled radiator. uPVC double glazed window to front aspect.

Bedroom 3 9'9" x 8'6" (2.97m x 2.59m)

Stripped floor. Single panelled radiator. uPVC double glazed window to front aspect.

Bathroom

Panelled bath with fitted shower. Inset wash hand basin with cupboard space below. Low level WC. Radiator. Part tiled walls. Laminate flooring. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property is an enclosed garden laid to gravel with a tree. Side gate providing access to an area which is laid to patio sweeping to the rear where there is a further area laid to patio onto a garden predominantly laid to lawn with various mature bushes, shrubs and plants. There is a further patio area and garden shed. In addition there is an area which has been laid to gravel/seating area. Outside tap.

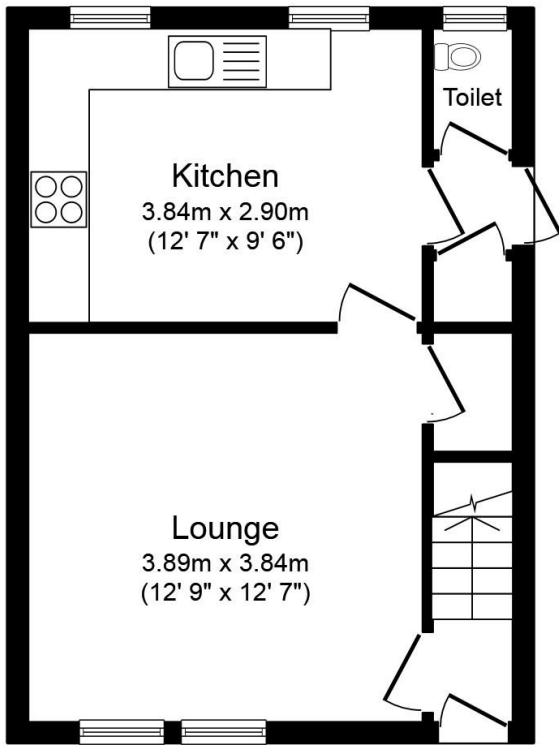
There is also off road parking.

AGENTS NOTE:

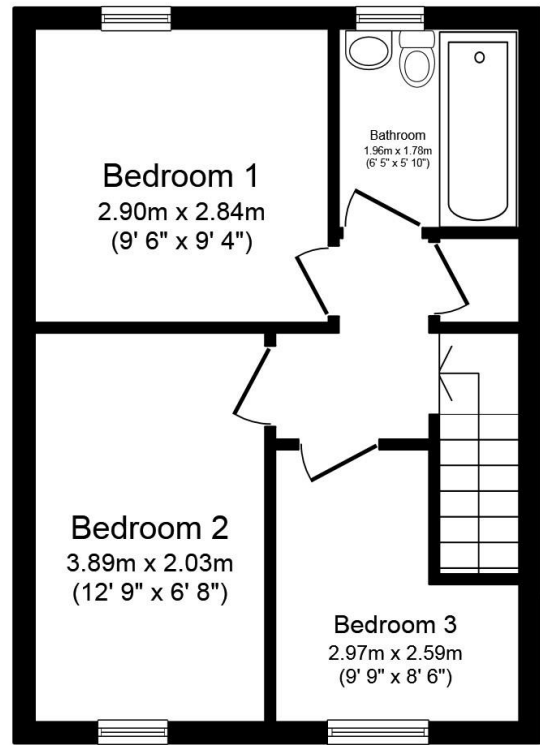
Council tax band: 'B' £1814.91 for year 23/24

EPC rating: 'E'





Ground Floor



First Floor

Total floor area 65.2 sq.m. (702 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 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.