

**SAMPLE
MILLS**



**Primrose Drive
Hele Park
Newton Abbot
Devon**

£345,000
FREEHOLD





**Primrose Drive, Hele Park, Newton
Abbot, Devon**

£345,000 freehold

A well-presented 3 bedroom Letchworth Redrow Semi-Detached property situated in this popular area of Hele Park, providing easy access for all local facilities including primary and secondary schools, a church, countryside walks, bus stop and the town centre with its further range of facilities and amenities to include shops, library, leisure centre, cinema, pubs and restaurants, parks, main rail line to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay. A380, A38, M5 motorway and the main rail line to London Paddington.

The accommodation internally has been well-maintained and looked after and offers spacious family accommodation to include entrance hallway, downstairs cloakroom, large lounge, kitchen/dining room with range of fitted appliances to include dishwasher, double oven, fridge/freezer and 4 ring gas hob. The property has high quality fitted kitchen units with worktops and French windows provide access out onto the rear garden, which is enclosed, and has access to the garage and off road parking. Upstairs, the property benefits from 3 decent sized bedrooms, master with en-suite shower room plus also has built-in wardrobes. The property also has a separate family bathroom.

For those seeking a family traditional Semi-Detached property, viewing is highly recommended.



Composite door with obscure glazed window to:

Entrance Hallway

Mat well. Lighting. Smoke detector. Thermostat control for central heating. Single panelled radiator. Understairs storage area which has internet connection.

Downstairs Cloakroom

Low level w/c. Corner wash-hand basin. Tiled effect flooring. Single panelled radiator. Extractor fan. Obscure glazed window. Medicine cabinet. Electric consumer box.

Lounge – 4.75m x 3.33m (15'7" x 10'11")

Cross beaded uPVC double glazed window to the front. Single panelled radiator. TV point. High level ceiling. Door through to:

Kitchen/Dining Room – 5.44m x 3.48m (17'10" x 11'5")

Amtico wooden effect flooring. A range of high gloss finish base units with built-in appliances to include dishwasher, double oven, fridge/freezer and 4 ring gas hob. Stainless steel splash back with extractor fan over. Wall mounted cupboards. French windows to the rear. Display windows. Further uPVC double glazed window. Concealed lighting to the ceiling. Ladder radiator.

Utility Room

Plumbing for washing machine. Shelving.

Staircase to first floor landing

Half wooden balustrade. uPVC double glazed window to the side. Smoke detector. Access to loft area. Single panelled radiator. Carbon monoxide detector. Airing cupboard which has Thermo Megaflow heating system with Logic wall mounted boiler, timer control unit and storage. Doors off to:

Master Bedroom – 3.48m x 2.97m (11'5" x 9'9")

uPVC cross beaded windows. Single panelled radiator. Built-in triple aspect wardrobes. Further double aspect wardrobes recessed area with shelving. Door to:

En-Suite Shower Room – 2.13m x 1.22m (7'0" x 4'9")

Low level w/c. Wash-hand basin. Tiled floor. Extractor fan. Fitted Crystal power shower and attachment over. Tiled walls. Tray. Concealed lighting.

Bedroom 2 – 4.17m x 3.30m (13'8" x 10'10")

Single panelled radiator. uPVC double glazed windows. Recessed area with built-in double wardrobe.

Bedroom 3 – 2.67m x 2.54m (8'9" x 8'4")

uPVC double glazed window with outlook over the rear. Single panelled radiator.

Bathroom – 2.03m x 1.70m (6'8" x 5'7")

Comprising 3 pieced suite. Hexagonal cross beaded feature window. Bath with shower screen and Crystal shower. Tiled walls. Tile effect flooring. Low level w/c. Wash-hand basin. Fixed mirror. Concealed lighting. Chrome fitted ladder radiator.

Detached Garage – 6.02m x 3.40m (19'9" x 11'2")

Up and over door. Cross beaded windows. Pitch roof. Storage over. Double glazed door to the side. Power, light and ample sockets. Fitted timber bench.

Outside

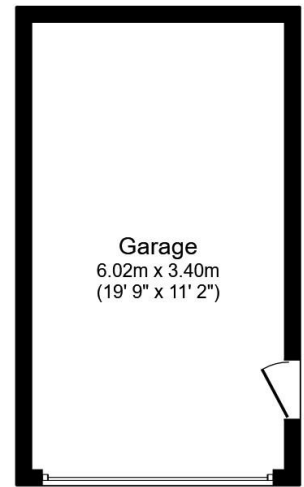
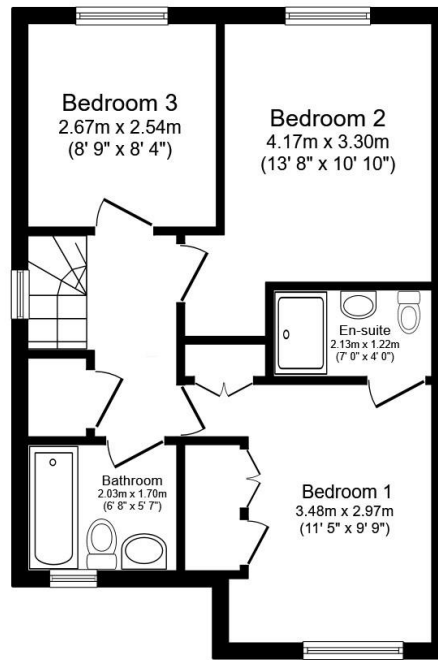
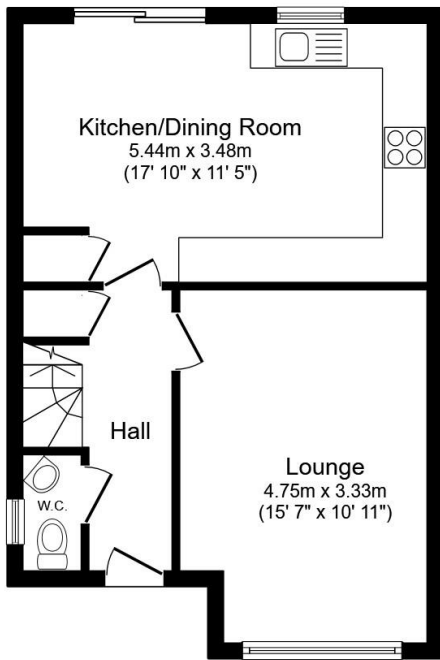
To the front, there is off road hard-standing, borders, shrubs and plants leading to the front door. Gates provide access onto the rear which has further tarmacked hard-standing leading onto a patio area with fence surround, lawned garden, gravelled area, seating area, borders, shrubs and plants, outside workshop, outside wooden shed and aluminum greenhouse.

Agents Note

Council Tax Band: 'C' £2074.18 for 2023/24

EPC Rating: 'B'





Ground Floor

First Floor

Garage

Total floor area 105.8 m² (1,139 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		93 A
81-91	B	81 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.