

**SAMPLE
MILLS**



**Addison Road
Newton Abbot
Devon**

£295,000
FREEHOLD





Addison Road, Newton Abbot,
Devon

£295,000 freehold

An ideal opportunity to buy a Detached Bungalow, which has been improved by its present owners, which comprises entrance hall, lounge, dining area, kitchen, 2 bedrooms and a bathroom and w/c. The property also has a further office and an occasional room, where there is also an additional shower room.

Other features include gas central heating, double glazing and gardens to the front, side and rear.

The plot is 0.015 of an acre.

The property is situated in the popular area of Milber on the edge of Newton Abbot and provides easy access for local amenities to include the A380/Devon Link Road, supermarkets, parks and the main rail line to London Paddington is just a short distance away. Additional facilities includes the town centre, pubs and restaurants, library, cinema, doctors and dentists whilst primary and secondary schools are also within easy reach.

Viewing is strongly recommended.



Part uPVC double glazed door through to:

Entrance Hall

Radiator. Door to:

Lounge – 3.86m x 3.48m (12'8" x 11'5")

Radiator. uPVC double glazed window to front aspect. TV point. Coving to ceiling.

Dining Area – 3.45m x 3.43m (11'4" x 11'3")

uPVC double glazed double doors to the side garden. Built-in shelved cupboard. Telephone point. Radiator. Opening through to:

Kitchen – 3.28m x 2.82m (10'9" x 9'3")

Inset stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Electric cooker point with extractor hood above. Plumbing for washing machine. Recess for tumble dryer. Space for fridge/freezer. Radiator. Partly tiled walls. Spotlight points. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window to side. uPVC half double glazed door to the rear garden.

Bedroom 1 – 3.84m x 3.43m (12'7" x 11'3")

Single panelled radiator. uPVC double glazed bay window to front.

Bedroom 2 – 2.95m x 2.39m (9'8" x 7'10")

uPVC double glazed double doors providing access to the rear garden.

Bathroom

Panelled bath. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Hatch to roof space. Extractor fan. Heated towel rail. Obscure uPVC double glazed window.

Office Area – 2.36m x 2.31m (7'9" x 7'7")

Double panelled radiator. uPVC double glazed double doors leading to the rear garden.

Occasional Room – 3.05m x 2.34m (10'0" x 7'8")

Radiator. uPVC double glazed window to front.

Shower Room

Fitted shower with sliding doors. Inset wash-hand basin with tiled splash backs. Low level w/c. Extractor fan. Inset spotlights.

Outside

To the front of the property, are two raised gardens stocked with bushes plants and shrubs. There is outside lighting. There is a side gate and side garden where there are two areas laid to lawn, again, stocked with mature bushes and shrubs with a path that provides access to the rear.

To the rear of the property, there is an area predominately laid to patio and a further paved seating area. There is a garden predominately laid to three lawned areas of a reasonable size, stocked with bushes, plants, trees and shrubs. There is a garden shed at the head of the garden and further outside storage and outside lighting as well.

Agents Note

Council Tax Band: 'D'

EPC Rating: 'D'

The plot is 0.015 of an acre.





Floor Plan
Floor area 85.6 m² (921 sq.ft.)

TOTAL: 85.6 m² (921 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		84 B
69-80	C		
55-68	D	62 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.