

**SAMPLE  
MILLS**



**Old Exeter Road  
(and Building Plot)  
Abbotsbury  
Newton Abbot  
Devon**

**£165,000  
Guide Price**

FREEHOLD







Old Exeter Road,  
(and Building Plot), Abbotsbury,  
Newton Abbot, Devon

**£165,000 Guide Price**  
**freehold**

FOR SALE BY AUCTION.

**INVESTMENT OPPORTUNITY SITUATED  
JUST OFF THE TOWN CENTRE OF NEWTON  
ABBOT.**

A 3 bedroom Semi-Detached Character Cottage, laid over 3 levels, plus a Basement Studio Flat, and a building plot in the grounds which has Planning Permission for a 3 bedroom detached dwelling with garage.

The properties, plus the building plot, would make an ideal home and income opportunity for a prospective purchaser.

Conveniently situated within walking distance of the town centre where there are a range of facilities and amenities to include doctors, dentists, hospital, primary and secondary schools, leisure centre, shops, library, cinema, pubs and restaurants, race course, and onward travel via the A38/A380 and the mainline rail link to London Paddington.

Please call for further information.



## 1) COTTAGE ACCOMMODATION:-

### GROUND FLOOR

#### Entrance Hall

Radiator. Coat hooks. Smoke detector. Staircase rising to the First Floor. Door to:

#### Open Plan Lounge/Kitchen Area – 5.47m x 4.20m (17'11" x 13'9")

##### Lounge Area

Two uPVC cross beaded double glazed windows to front aspect benefitting from pleasant views over the surrounding area. Feature fireplace with granite stone surround, mantel over and raised tiled hearth. TV point. Three radiators. uPVC cross beaded double glazed window to rear aspect with window seat. Contemporary style doors leading to understairs storage cupboard housing the wall mounted combi boiler serving hot water and gas central heating, digital timer control unit and consumer box.

##### Kitchen Area

uPVC cross beaded double glazed window to front aspect. Kitchen is fitted with a range of base cupboards, drawers and fitted matching wall display cupboards with rolled edge worktop surface areas. Built in single oven with halogen hob. Pelmet lighting. Smoke detector. Extractor fan. Tile effect flooring. Radiator. Plumbing for washing machine. Stainless steel one and a half bowl sink unit. Concealed lighting.

### FIRST FLOOR LANDING

Feature uPVC cross beaded double glazed window to rear aspect benefitting from pleasant views. Radiator. Staircase rising to the Second Floor.

#### Bedroom 2 – 4.20m x 2.28m (13'9" x 7'6")

uPVC cross beaded double glazed window to front aspect. Understairs storage cupboard. TV point. Radiator.

#### Bedroom 3 – 3.87m x 1.54m (12'8" x 5'1")

uPVC double glazed window to front aspect benefitting from an excellent outlook over the surrounding area. Radiator.

#### Bathroom – 1.96m x 1.70m (6'5" x 5'7")

3 piece suite comprising corner bath with Calypso shower over. Low level w/c. Wash-hand basin. Wall mounted medicine cabinet. Radiator.

### SECOND FLOOR

#### Master Bedroom – 6.10m x 3.90m (20' x 12'10") Maximum measurements

Velux double glazed window. Sloping ceiling with some restricted head height. Eaves storage cupboard. Radiator.

### OUTSIDE

A cobbled shared path leads to the front of the property. The garden at the front comprises paved patio area with wrought iron railings on one side. Outside storage cupboard.

### AGENTS NOTE

Council Tax Band: 'B' £1919.67 for 2024/25 / EPC Rating: 'D'

## 2) BASEMENT STUDIO FLAT ACCOMMODATION:-

#### Bedroom/Sitting Room – 5.10m x 4.00m (16'9" x 13'1")

#### Separate Kitchen

#### Separate Bathroom

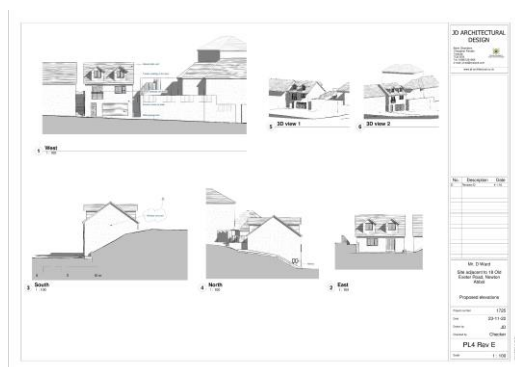
### AGENTS NOTE

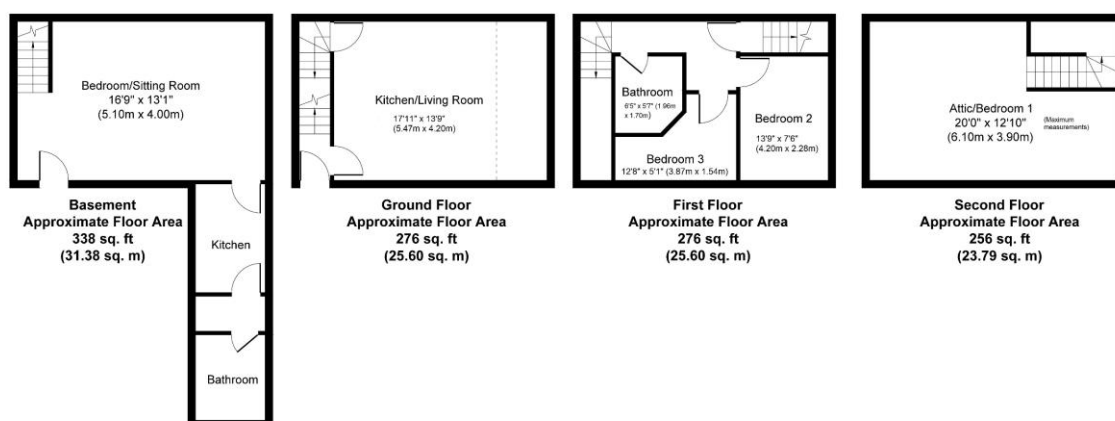
Council Tax Band: 'A' £1645.42 for 2024/25 / EPC Rating 'D' (62/D, potential 72/C)

## 3) BUILDING PLOT WITH PLANNING PERMISSION FOR 3 BEDROOM DETACHED DWELLING WITH GARAGE:-

Link to Planning Portal:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?keyVal=RL3B32PZMQI00&activeTab=summary>





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		68   B
69-80	C		
55-68	D	57   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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