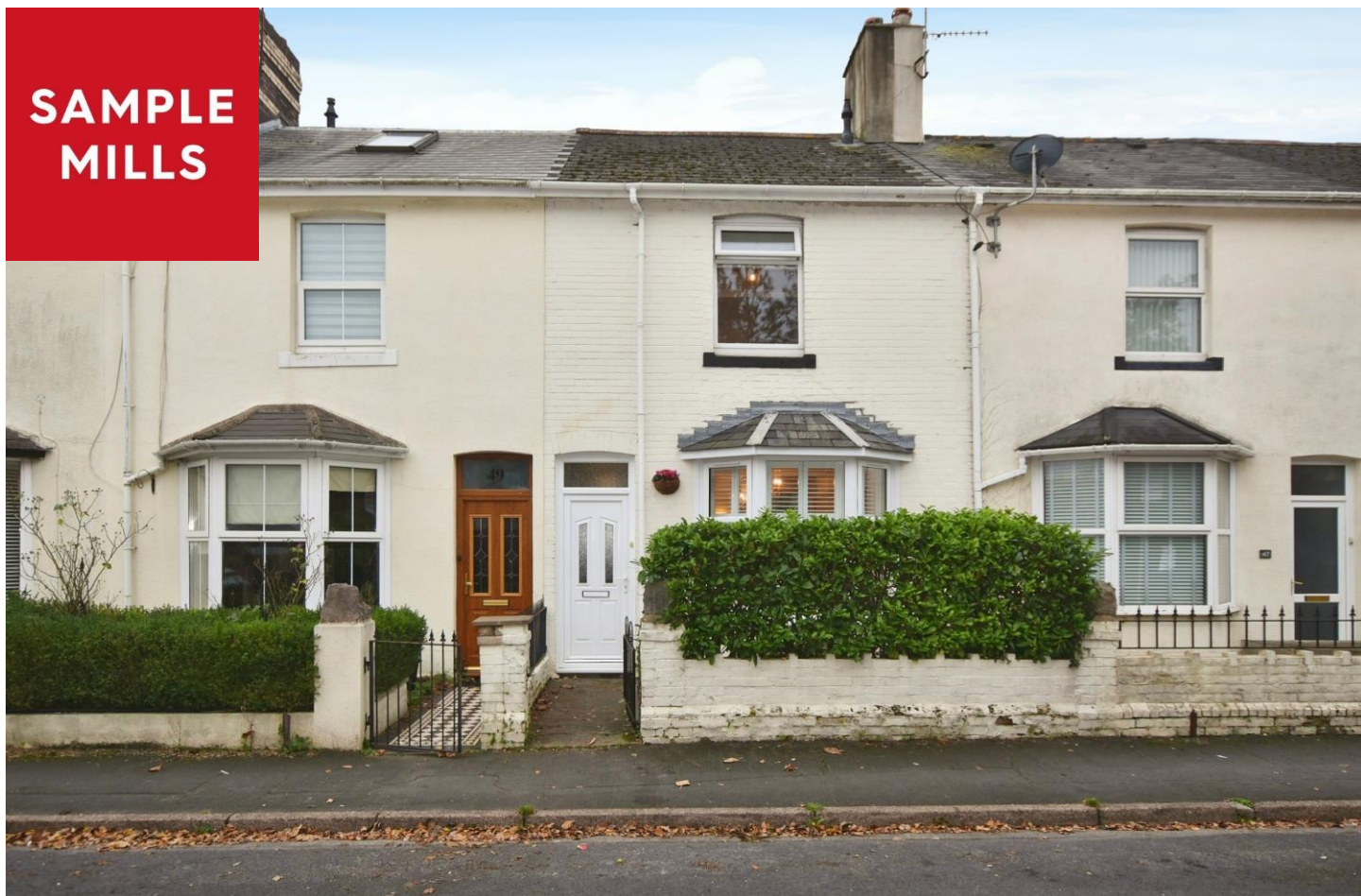


**SAMPLE  
MILLS**



**Forde Close  
Newton Abbot  
Devon**

**£255,000**

**FREEHOLD**





Forde Close, Newton Abbot, Devon

**£255,000 freehold**

This stunning Victorian terrace house is notably larger than average and nestled in a convenient location, making it ideal for accessing Newton Abbot town and the A380 for easy commuting.

The property welcomes you with an entrance hall that leads to a spacious open-plan lounge and dining area, featuring charming fireplaces and a beautiful front bay window. Recent upgrades include double glazing and bespoke shutters installed in 2024, while the restored original floorboards enhance the home's classic character.

The generous kitchen boasts fitted appliances and an under-stairs cupboard, seamlessly connecting to a rear porch that opens into the garden.

On the upper level, you'll find three bedrooms, two spacious doubles and a well-proportioned single, currently used as an office, alongside a contemporary bathroom.

Outside, a gate opens to a small front garden bordered by a privacy hedge. The rear walled garden, primarily laid with patio and chippings, is perfect for summer barbecues and includes a handy garden shed. Additional features include gas central heating (with a new boiler installed in May 2024), uPVC double glazing, and residents' parking.

Viewing is highly recommended to fully appreciate the quality and charm of this exceptional home.



uPVC double glazed door to:

### Entrance Vestibule

Sapele door through to:

### Hallway

Electric meter. Staircase to landing, wooden balustrade. Door through to:

### Open Plan Lounge/Dining Room – 7.61m x 3.57m (25'0" x 11'9")

#### Lounge Area

uPVC double glazed bay window to the front with opening wooden shuttered blinds. Double panelled radiator. Feature fireplace, wooden surround, insert and tiled hearth, recess either side with shelving. TV point. Walk through to:

#### Dining Area

Alcove recessed area with bookshelf and shelving. Further feature fireplace with wooden surround and mantle over. Recess with shelving. Fitted chandelier lights. Double panelled radiator. Glass French doors through to:

### Kitchen/Breakfast Room – 4.66m x 4.14m (15'3" x 13'7")

A range of fitted base units with wooden worktop surface areas. Ample prep area. Plumbing for washing machine. Built-in dishwasher. Single stainless steel oven. 4 ring hob. Extractor fan. Stainless steel drainer 1½ with mixer tap. uPVC double glazed window looking over the rear. Tiled walls. Wall mounted cupboards. Space for further appliance. Tiled floor. Double panelled radiator. Recessed area with shelving. Large walk-in understairs storage cupboard with light and power.

### Small Recess Porch

Double glazed window and door providing access onto the rear garden.

### Staircase rising to half landing

Wooden balustrade.

### Back Bedroom 3 – 3.24m x 2.79m (10'8" x 9'2")

uPVC double glazed window to the rear with wooden opening shutters. Wooden effect vinyl floor. Wooden panelling to the wall with recess shelving. Single panelled radiator.

### Bathroom – 1.89m x 1.75m (6'2" x 5'9")

Panelled bath. Wash-hand basin. Low level w/c. Wooden medicine cabinet with shelving and mirror. Tiled walls. Glass shelving. Obscure uPVC double glazed window. Fitted power shower with Hector shower over. Further fitted mixer tap with shower. Concealed lighting to the ceiling.

### Step up to the landing

Wooden balustrade. Loft area. Doors off to:

### Bedroom 1 – 4.63m x 3.27m (15'2" x 10'9")

uPVC double glazed window looking over the front. Single panelled radiator. Feature fireplace cast iron surround with wooden mantle over. TV point. Coving to ceiling.

### Bedroom 2 – 3.22m x 2.97m (10'7" x 9'9")

Faces the rear. uPVC double glazed window. Single panelled radiator. Recesses on either side of the shelving.

### Outside

To the front of the property, there is a wrought iron gate with path, gravelled area with hedgerow.

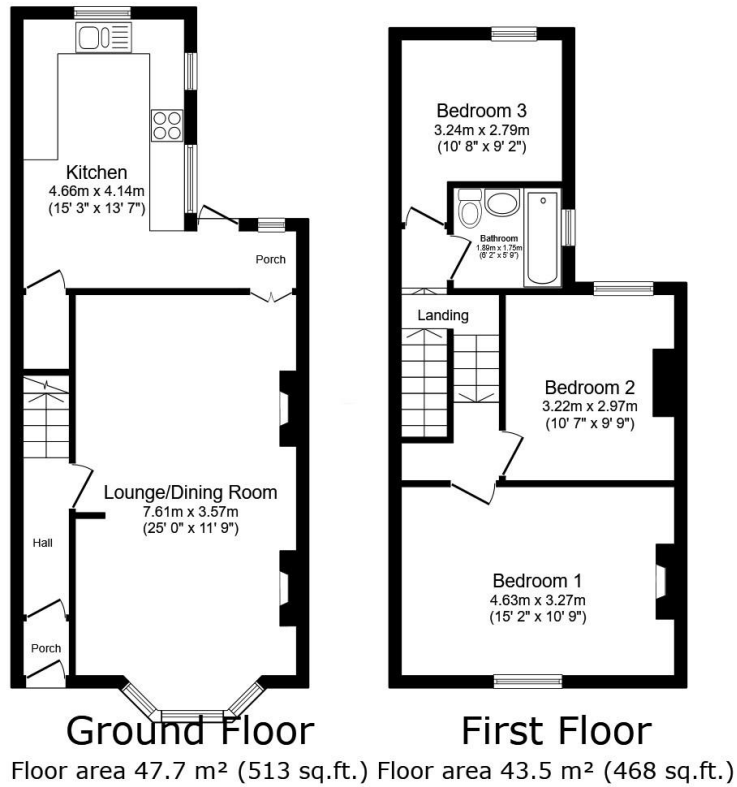
The rear garden comprises paved path with gravelled hard-standing, ideal for barbeque evenings etc. Wooden garden shed. Walled surround. Fence surround. Access onto rear service lane.

### Agents Note

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

EPC Rating: 'D'





TOTAL: 91.1 m<sup>2</sup> (981 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		82   B
69-80	C		
55-68	D	67   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.