

**SAMPLE
MILLS**



**Chichester Way
Buckland
Newton Abbot
Devon**

£187,000

FREEHOLD





Chichester Way, Buckland, Newton Abbot, Devon

£187,000 freehold

A spacious 2 bedroom terraced property situated in the popular residential area of Buckland on the edge of Newton Abbot.

The property overlooks an open green area with a good size rear garden laid to lawn and patio enjoying a sunny aspect. The garage is to the rear with access through the back gate. The property will appeal to a wide range of buyers making it ideal for a first time buyer, family home or the potential for investment.

The local amenities include a Doctors Surgery within walking distance, a parade of shops, community centre and nearby schools. The town centre is approximately 1 mile away with shops and restaurants and also Newton Abbot Race Course. The property is also convenient for commuters with a mainline railway station, the A380 linking Torbay and Exeter with the M5 beyond and a bus service.

The accommodation internally comprises entrance porch opening into an entrance hall, lounge, kitchen/dining room and rear porch on the ground floor. On the first floor there are 2 bedrooms plus a bathroom and separate WC.

Further features include gas central heating and uPVC double glazing, and is being sold with no onward chain.

Viewing is highly recommended.



uPVC half double glazed door opening through to

Entrance Porch

uPVC double glazed. uPVC double glazed door opening through to

Entrance Hall

Double panelled radiator. Staircase rising to first floor. Door to

Lounge 12'3" x 9'4" (3.73m x 2.84m)

Fitted gas fire set within stone fireplace and hearth. Radiator. uPVC double glazed window to front. Central heating thermostat. TV point.

Kitchen/Dining Room 12'2" x 9'5" (3.71m x 2.87m)

One and a half bowl inset sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built in 4 ring gas hob with extractor hood above. Built in oven. Plumbing for automatic washing machine. Space for fridge freezer. Partly tiled walls. uPVC double glazed window overlooking the rear garden. Radiator. Digital central heating thermostat.

Rear Porch area

Built in shelved cupboard. uPVC part double glazed door to outside.

FIRST FLOOR

Landing

Hatch to roof space. Built in shelved airing cupboard housing tank.

Bedroom 1 15'6" x 10'7" (4.72m x 3.23m)

uPVC double glazed window to front aspect. Radiator. TV aerial point.

Bedroom 2 15'4" x 9' (4.67m x 2.74m)

uPVC double glazed window to rear aspect. Radiator.

Bathroom 6'5" x 5'1" (1.96m x 1.55m)

Panelled bath with recently fitted electric shower. Wall mounted wash hand basin. Partly tiled walls. Obscure uPVC double glazed window.

Separate WC

Low flush suite and obscure uPVC double glazed window.

OUTSIDE

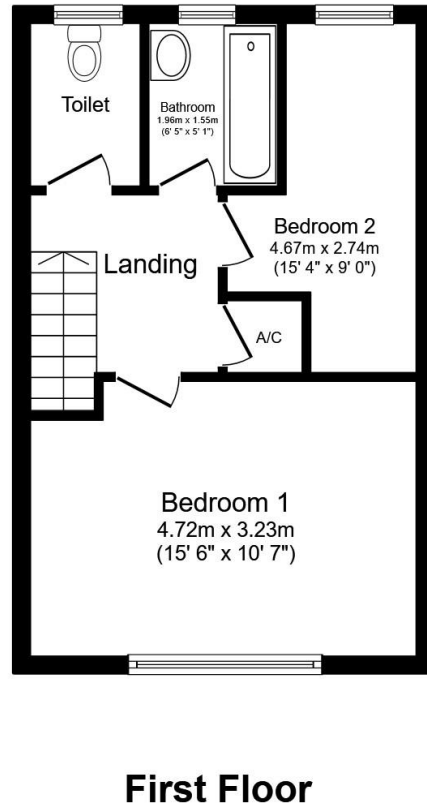
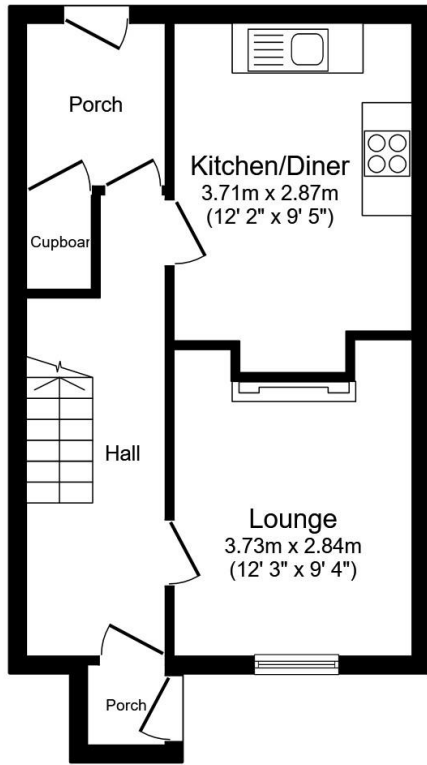
To the front of the property there is a garden laid to lawn with steps to the property.

To the rear of the property there is an area laid to patio onto a garden laid to two lawned areas with a dividing path and various plants and shrubbery.

Agents Note

EPC Rating: 'D'





Total floor area 71.9 m² (774 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		88 B
69-80	C		
55-68	D	65 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.