

**SAMPLE
MILLS**



**Newton Hall
Coach Road
Newton Abbot
Devon**

£270,000
FREEHOLD





**Newton Hall, Coach Road, Newton
Abbot, Devon**

£270,000 freehold

A 3 bedroom spacious Town House built in a private development in its own grounds in the popular area of Wolborough Hill. The property is situated close to the local Decoy Park.

The property has recently been redecorated and is sold with **NO CHAIN**.

The accommodation internally comprises entrance hallway, entrance vestibule with downstairs office/utility room, integral garage, staircase to the landing which has a large spacious lounge with far reaching views over the surrounding area, kitchen/breakfast room and 3 bedrooms on the second floor with a family bathroom.

The property has good off road parking for several cars, integral garage and a tiered garden to the rear which has been carefully landscaped and preserved.

Viewing of the property is highly recommended for those seeking a property of this nature.



uPVC double glazed door with glass panels to:

Entrance Hallway

Coat hooks. Door to:

Integral Garage – 17'3" x 8'9" (5.26m x 2.67m)

Water tap. Meters. Power.

Downstairs Office – 9'5" x 6'3" (2.87m x 1.91m)

Consumer box. Power. Light.

Staircase rises to first floor landing

Engineered glass panelled Oak doors opening onto:

Kitchen/Diner – 15'10" x 9'11" (4.83m x 3.02m)

Incorporating a range of fitted base units with worktop surface areas. Freestanding Bosch fridge/freezer. Range of floor and wall mounted cupboards. Stainless steel drainer. Plumbing for automatic washing machine which is staying and LG. uPVC double glazed windows to the rear. uPVC double glazed door providing access onto the rear garden with pull down roller blinds fitted throughout. Double glazed window. Outdoor socket. Laminated wooden flooring. Wall mounted panelled heater. Door through to:

Lounge – 16'9" x 12'7" (5.11m x 3.84m)

Incorporating a Dimplex wall mounted heater. Double glazed windows with distant views over the surrounding area towards Aller Park, Milber and over Decoy woods. Built-in cabinet with double storage cupboards below and mold surround with bookcases over. Built-in electric living flame fire with mantle. Coving to textured ceiling, TV point.

Staircase rising to the landing

Sky light window. Airing cupboard, tank and shelving. Wall mounted Dimplex heater. Door through to:

Master Bedroom – 12'3" x 9'10" (3.73m x 3.00m)

Recessed area for potential built-in wardrobe. Double glazed windows, again with excellent views over the surrounding area towards Milber, Aller Park, Edginswell, Decoy woods and surrounding countryside. Dimplex wall mounted heater. TV point.

Bedroom 2 – 10'4" x 8'10" (3.25m x 2.69m)

Facing the rear. uPVC double glazed window. Built-in wardrobes, hanging rail and shelving. Storage cupboards.

Bedroom 3 – 10'0" x 6'6" (3.05m x 1.98m)

Facing the rear. uPVC double glazed window. Dimplex wall mounted heater. Coving to ceiling.

Bathroom

Comprising 3 piece suite with vanity wash-hand basin, low level WC, 'P' shaped bath with shower screen fitted and shower with tiled walls. Skylight window. Wall mounted medicine cabinet. Shaver light and socket.

OUTSIDE

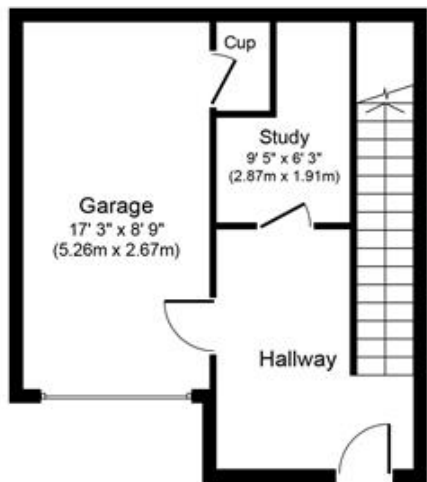
The property has good off road parking for several cars, integral garage and a tiered garden to the rear which has been carefully landscaped and preserved.

AGENTS NOTE

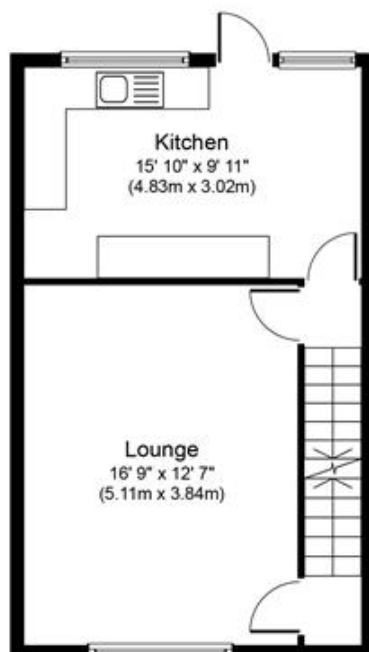
Council Tax Band: 'C' - £2193.90 for 2024/25

EPC Rating: 'E'

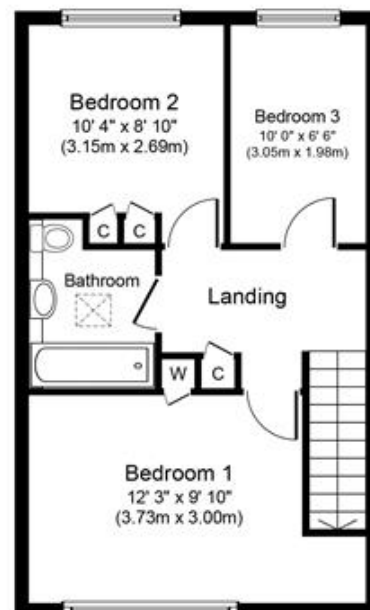




Ground Floor
 Approximate Floor Area
 355 sq. ft.
 (33.0 sq. m.)



First Floor
 Approximate Floor Area
 431 sq. ft.
 (40.0 sq. m.)



Second Floor
 Approximate Floor Area
 431 sq. ft.
 (40.0 sq. m.)

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. 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		
69-80	C		75 C
55-68	D		
39-54	E	47 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.