

**SAMPLE
MILLS**



**Haldon Rise
Newton Abbot
Devon**

£265,000

FREEHOLD





Haldon Rise, Newton Abbot, Devon

£265,000 freehold

Being offered for sale with **NO CHAIN**, this 3 bedroom family home is situated in the heart of this residential development close to primary school, shops, doctors' surgery, hairdressers etc. There is also a regular bus route into Newton Abbot town centre where there is a further range of facilities and amenities together with easy road access via the A380/M5 motorway to Exeter and Torbay.

The accommodation comprises entrance hall, lounge/dining room and fitted kitchen. On the first floor there are 3 bedrooms and bathroom.

The property is in need of updating.

Further features include a garage, a corner plot garden, gas central heating and uPVC double glazing.

Viewing is highly recommended if you are seeking a family home in this popular area.



uPVC half double glazed door leading through to:

Entrance Hall

Single panelled radiator. Staircase rising to first floor. Central heating thermostat. Door leading through to:

Lounge/Dining Room - 7.11m x 3.73m narrowing to 2.3m into dining area (23'4" x 12'3" narrowing to 7'7" into dining area)

Tiled fireplace on hearth with mantel surround. Two radiators. uPVC double glazed windows to two aspects overlooking the front and rear. TV point. Telephone point. Opening through to:

Kitchen - 2.67m x 2.24m (8'9" x 7'4")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Partly tiled walls. Single panelled radiator. Gas cooker point. Built in shelved cupboard. One of the cupboards houses the gas boiler for hot water and central heating system. uPVC double glazed window overlooking the rear garden. uPVC part glazed door through to side lobby where there is a uPVC double glazed half doors leading back to the front and rear.

FIRST FLOOR LANDING

Access to roof hatch. uPVC double glazed window to side aspect. Built in shelved cupboard.

Bedroom 1 - 4.50m x 2.84m (14'9" x 9'4")

Single panelled radiator. uPVC double glazed window overlooking the front garden and enjoying distant views towards Wolborough Hill and Dartmoor.

Bedroom 2 - 2.82m x 2.72m (9'3" x 8'11")

Single panelled radiator. uPVC double glazed window to rear aspect. Built in shelved airing cupboard housing tank.

Bedroom 3 - 2.08m x 1.80m (6'10" x 5'11")

Single panelled radiator. uPVC double glazed window overlooking the front aspect.

Bathroom

Panelled bath with handrails and fitted shower. Pedestal wash hand basin. Low level WC. Single panelled radiator. Fully tiled walls. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property is a walled in garden laid to patio with borders stocked with flowers, plants and shrubbery.

There is an elevated side garden which sweeps round to the rear being stocked with mature plants and shrubbery.

To the rear of the property there is a paved area onto a raised garden predominantly laid to lawn.

There is also a garage with metal up and over door which houses plumbing for washing machine, power and light. There is also off road parking.

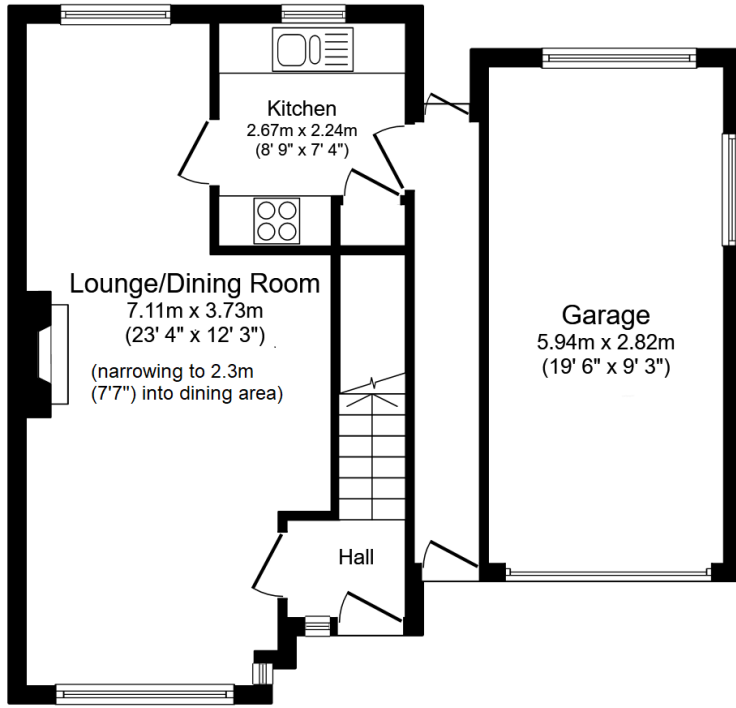
AGENTS NOTE

Council Tax Band: 'C' £2193.90 for year 24/25

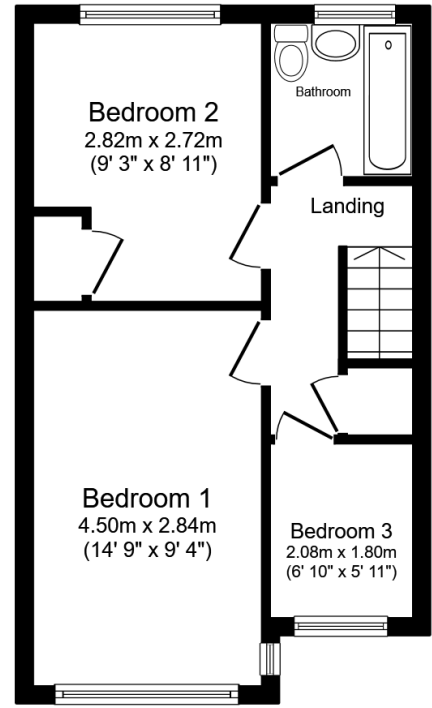
EPC rating: 'E'

Long term flood risk: Very low





Ground Floor
Floor area 56.6 m² (609 sq.ft.)



First Floor
Floor area 34.5 m² (371 sq.ft.)

TOTAL: 91.1 m² (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		86 B
69-80	C		
55-68	D		
39-54	E	50 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.