

**SAMPLE  
MILLS**



**Queensway  
Buckland  
Newton Abbot  
Devon**

**£175,000**

**FREEHOLD**







Queensway, Buckland, Newton  
Abbot, Devon

**£175,000 freehold**

A 3 bedroom semi-detached property situated in the heart of Buckland, situated opposite the schools, shops and all other local facilities. The property also has easy access for the A380, A38 and M5 motorway, and provides easy access for the town centre.

The property needs refurbishing internally and comprises 3 bedrooms, lounge, kitchen/breakfast room, conservatory and an extended double garage.

The property has gardens to the front and rear and off road parking.

The property is in total need of refurbishment and viewing is recommended.





uPVC double glazed door to:

### Entrance Hallway

Staircase leading to first floor. Circular window facing the front. Door leading off to:

**Lounge – 5.10m x 3.38m (16'9" x 11'1")**

Windows to the front. Patio doors to the rear.

**Kitchen/Breakfast Room – 4.10m x 3.46m (13'5" x 11'4")**

Looking over the rear of the property. uPVC double glazed door and windows looking over the rear. Range of fitted base units and wall mounted cupboards.

**Rear Conservatory – 4.68m x 2.97m (15'4" x 9'9")**

Looks over the rear garden. Doors providing access onto the rear.

### Staircase to the Landing

**Bedroom 1 – 4.01m x 3.00m (13'2" x 9'10")**

Looks over the rear with views towards Haytor and over.

**Bedroom 2 – 3.32m x 2.50m (10'11" x 8'2")**

Looks over the rear with views over Haytor and over.

**Bedroom 3 – 2.60m x 1.79m (8'6" x 5'10")**

Looks to the front.

**Shower Room – 2.54m x 2.10m (8'4" x 6'11")**

3 piece suite. Pedestal wash-hand basin. W/C. Shower.

### Outside

The property has the benefit of a garage - 5.10m x 3.20m (16'9" x 10'6").

To the front, the property has a driveway and an open plan garden.

The rear garden is level lawned with border surround.

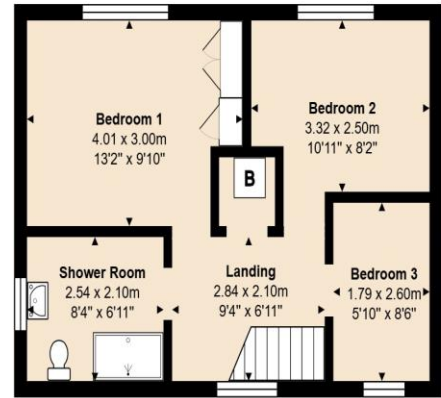
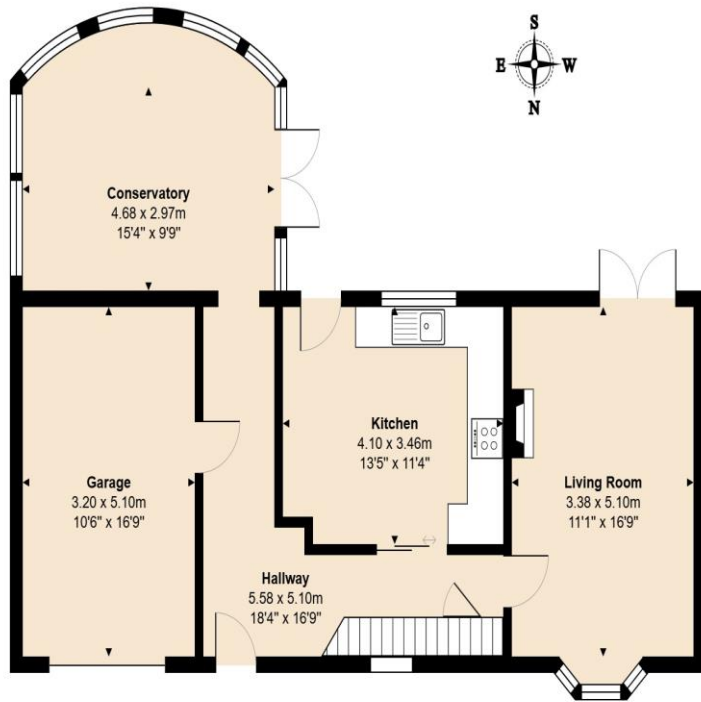
### Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'E'

Long Term Flood Risk: Very Low





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	52   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.