

**SAMPLE
MILLS**



**Sandringham Road
Buckland
Newton Abbot
Devon**

£249,000
FREEHOLD





**Sandringham Road, Buckland,
Newton Abbot, Devon**

£249,000 freehold

This extended 3 bedroom semi-detached home is situated on the edge of Newton Abbot with easy access to all local amenities including school, shops, parks and bus routes, and offers excellent family sized accommodation. The property benefits from a good sized garden, ideal if you have a young family, or just enjoy gardening.

Internally, the property is well presented and comprises entrance porch leading to an entrance hall, lounge, kitchen/breakfast room and extended dining area with access onto the garden. Upstairs, the property benefits from 3 bedrooms, 2 doubles and a single, (bedroom 2 enjoying distant moorland views) plus a family bathroom.

Further benefits include gas central heating, uPVC double glazing, gardens to front and rear and off road parking for 2 cars.

Viewing is highly recommended.



uPVC half double glazed door through to:

Entrance Porch

uPVC double glazed. Part glazed door opening through to:

Entrance Hall

Cabinet housing radiator. Telephone point. Staircase to first floor. Door through to:

Lounge – 4.39m x 3.76m (14'5" x 12'4")

Double panelled radiator. TV point. uPVC double glazed window overlooking the front. Door through to:

Kitchen/Breakfast Room – 4.72m x 2.74m (15'6" x 9'0")

Inset stainless steel single drainer sink unit and mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Radiator. Inset spotlights. Folding doors through to an understairs storage cupboard housing the gas boiler for hot water and central heating system. uPVC half double glazed door to outside. Extractor fan. uPVC double glazed window overlooking the rear. Archway opening through to:

Dining Area – 3.73m x 2.49m (12'3" x 8'2")

Single panelled radiator. uPVC double glazed window overlooking the rear garden. Hatch to the loft space. uPVC double glazed sliding patio doors to the rear garden.

First Floor Landing

Hatch to the roof space. uPVC double glazed window to side.

Bedroom 1 – 4.47m x 2.87m (14'8" x 9'5")

Single panelled radiator. uPVC double glazed window to front.

Bedroom 2 – 2.87m x 2.67m (9'5" x 8'9")

Single panelled radiator. uPVC double glazed window overlooking the rear and enjoying distant moorland views.

Bedroom 3 – 2.03m x 1.73m (6'8" x 5'8")

Single panelled radiator. uPVC double glazed window to front.

Bathroom and w/c – 2.03m x 1.68m (6'8" x 5'6")

Panelled bath. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Panelling to walls. Obscure uPVC double glazed window. Shaver point.

Outside

To the front of the property, there is a small garden laid to chippings stocked with various bushes.

From the front, there is a side path providing access to the rear, where there is an area laid to decking with steps up to a garden predominately laid to lawn, again with various bushes and plants. There is a garden shed, an outside store, outside lighting. In addition, there is off road parking for 2 cars to the front.

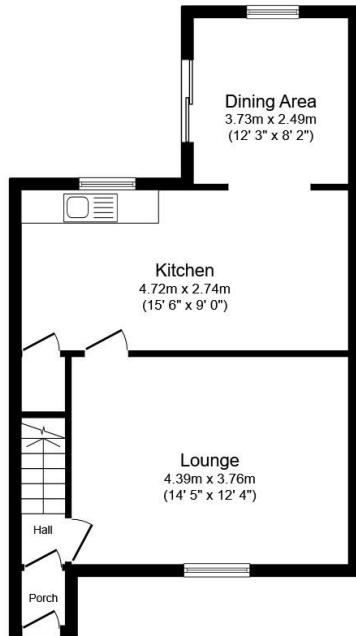
Agent's Note

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

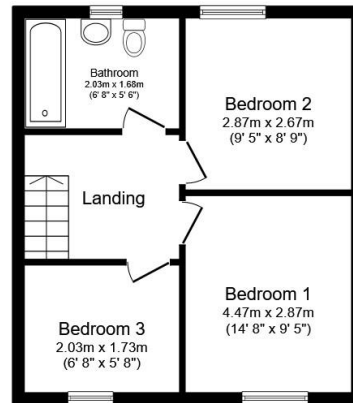
EPC Rating: 'D'

Flood Risk: Very Low





Ground Floor
Floor area 49.4 m² (532 sq.ft.)



First Floor
Floor area 39.8 m² (429 sq.ft.)

TOTAL: 89.2 m² (960 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		85 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.

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