

**SAMPLE  
MILLS**



**Old Exeter Road  
Abbotsbury  
Newton Abbot  
Devon**

**£145,000**  
FREEHOLD





**Old Exeter Road, Abbotsbury,  
Newton Abbot, Devon**

**£145,000 freehold**

A 3 bedroom Semi-Detached Character Cottage situated just off the town centre and laid over 3 levels, boasting many original features throughout which must be viewed internally to be fully appreciated.

The property is situated in a convenient location within walking distance to the town centre with its range of facilities and amenities to include doctors, hospital, dentists, primary and secondary schools, leisure centre, shops, library, cinema, pubs and restaurants, race course, A38, A380 to Exeter and Torbay, and the mail rail line to London Paddington.

The internal accommodation comprises entrance hall and open plan lounge/kitchen area on the Ground Floor, 2 bedrooms and bathroom on the First Floor and a master bedroom on the Second Floor.

Further benefits include gardens to the front, uPVC double glazing and gas central heating.

An ideal first home or investment opportunity.



## GROUND FLOOR

### Entrance Hall

Radiator. Coat hooks. Smoke detector. Staircase rising to the First Floor. Door to:

### Open Plan Lounge/Kitchen Area – 5.47m x 4.20m (17'11" x 13'9")

#### Lounge Area

Two uPVC cross beaded double glazed windows to front aspect benefitting from pleasant views over the surrounding area. Feature fireplace with granite stone surround, mantel over and raised tiled hearth. TV point. Three radiators. uPVC cross beaded double glazed window to rear aspect with window seat. Contemporary style doors leading to understairs storage cupboard housing the wall mounted combi boiler serving hot water and gas central heating, digital timer control unit and consumer box.

#### Kitchen Area

uPVC cross beaded double glazed window to front aspect. Kitchen is fitted with a range of base cupboards, drawers and fitted matching wall display cupboards with rolled edge worktop surface areas. Built in single oven with halogen hob. Pelmet lighting. Smoke detector. Extractor fan. Tile effect flooring. Radiator. Plumbing for washing machine. Stainless steel one and a half bowl sink unit. Concealed lighting.

## FIRST FLOOR LANDING

Feature uPVC cross beaded double glazed window to rear aspect benefitting from pleasant views. Radiator. Staircase rising to the Second Floor.

### Bedroom 2 – 4.20m x 2.28m (13'9" x 7'6")

uPVC cross beaded double glazed window to front aspect. Understairs storage cupboard. TV point. Radiator.

### Bedroom 3 – 3.87m x 1.54m (12'8" x 5'1")

uPVC double glazed window to front aspect benefitting from an excellent outlook over the surrounding area. Radiator.

### Bathroom – 1.96m x 1.70m (6'5" x 5'7")

3 piece suite comprising corner bath with Calypso shower over. Low level w/c. Wash-hand basin. Wall mounted medicine cabinet. Radiator.

## SECOND FLOOR

### Master Bedroom – 4.12m x 3.93m (13'6" x 12'11")

Velux double glazed window. Sloping ceiling with some restricted head height. Eaves storage cupboard. Radiator.

## OUTSIDE

A cobbled shared path leads to the front of the property. The garden at the front comprises paved patio area with wrought iron railings on one side. Outside storage cupboard.

## AGENTS NOTE

Council Tax Band: 'B' £1919.67 for 2024/25

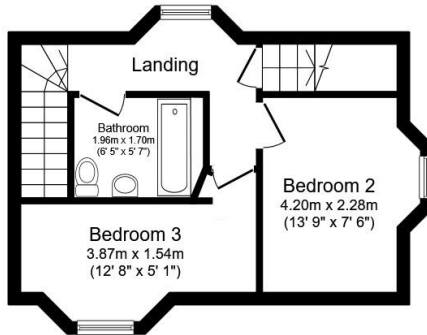
EPC Rating: 'D'





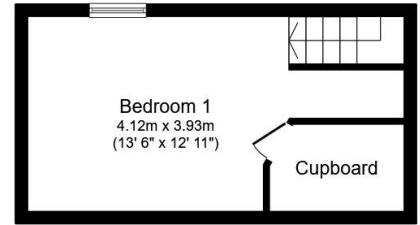
### Ground Floor

Floor area 26.8 m<sup>2</sup> (288 sq.ft.)



### First Floor

Floor area 28.6 m<sup>2</sup> (308 sq.ft.)



### Second Floor

Floor area 21.0 m<sup>2</sup> (226 sq.ft.)

**TOTAL: 76.4 m<sup>2</sup> (823 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		88   B
69-80	C		
55-68	D	57   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.