



**SAMPLE
MILLS**

**Drake Road
Newton Abbot
Devon**

£175,000
FREEHOLD





Drake Road, Newton Abbot, Devon

£175,000 freehold

This end of terrace home comprises an entrance porch opening through to an entrance hall, sitting room opening into a dining area which leads onto a kitchen. On the first floor there are 2 bedrooms, a wet room and separate WC.

The property has gas central heating, uPVC double glazing and gardens to the front and rear.

Forming part of this modern residential area close to primary schools, local shops, bus routes and Penn Inn serving both Exeter and Torbay, together with Newton Abbot town centre a short drive away where a further range of facilities and amenities can be found, to include secondary schools, railway station, leisure centre, high street shops, etc.

The property is being sold with no chain and would be an ideal investment opportunity or first time buy.



uPVC half double glazed door leading through to

Entrance Porch

uPVC double glazed. uPVC double glazed door leading into

Entrance Hall

Single panelled radiator. Telephone point. Staircase rising to the first floor. Fitted meter cupboard. Glazed door opening through to

Sitting Room 14'8" x 11'5" (4.47m x 3.48m)

TV point. Single panelled radiator. uPVC double glazed window to front aspect. Part glazed opening through to

Dining Area 9'4" x 6'5" (2.84m x 1.96m)

Single panelled radiator. Vinyl floor covering. uPVC double glazed window overlooking the rear and opening through to

Kitchen 8'6" x 8'6" (2.59m x 2.59m)

Inset one and a half bowl single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Built in 4 ring gas hob with extractor hood above. Built in electric oven. Partly tiled walls. Plumbing for automatic washing machine. Space for further appliance. uPVC double glazed window. Vinyl floor covering. uPVC half double glazed door to outside.



FIRST FLOOR

Landing

Built in shelved cupboard housing the gas boiler for hot water and central heating system.

Bedroom 1 14'8" x 8'6" (4.47m x 2.59m)

Single panelled radiator. Fitted shelving. uPVC double glazed window overlooking the front.

Bedroom 2 12'8" x 9'6" (3.86m x 2.90m)

Hatch to roof space. Single panelled radiator. uPVC double glazed window to rear aspect.

Wet Room

Shower area. Pedestal wash hand basin. Partly tiled walls. Extractor fan. Single panelled radiator. UPVC double glazed window.

Separate WC

Low flush suite. uPVC double glazed window.

OUTSIDE

To the front of the property there is a small walled in garden with flowering plants. Paved area.

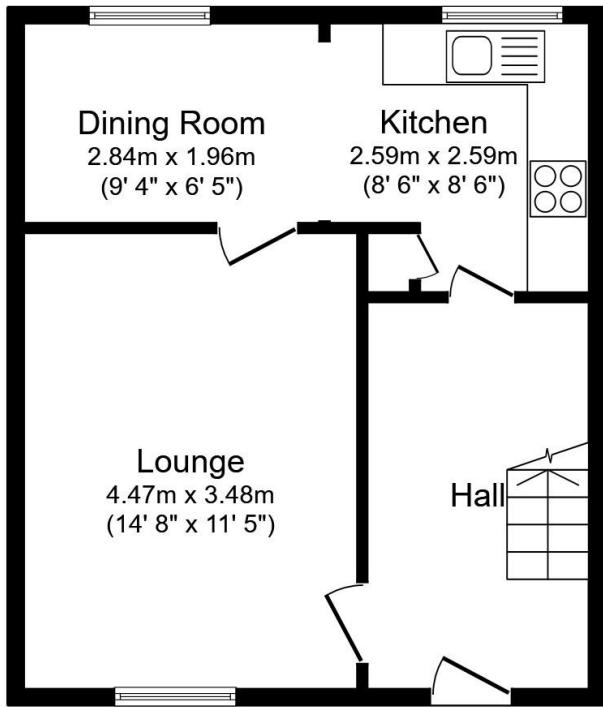
Side path which provides access to the rear where there is an area predominantly to patio/drying area. Outside tap. Further area laid to gravel. Outbuilding. Rear gate providing pedestrian access.

AGENTS NOTE:

Council Tax Band: 'B' £1919.67 for year 24/25

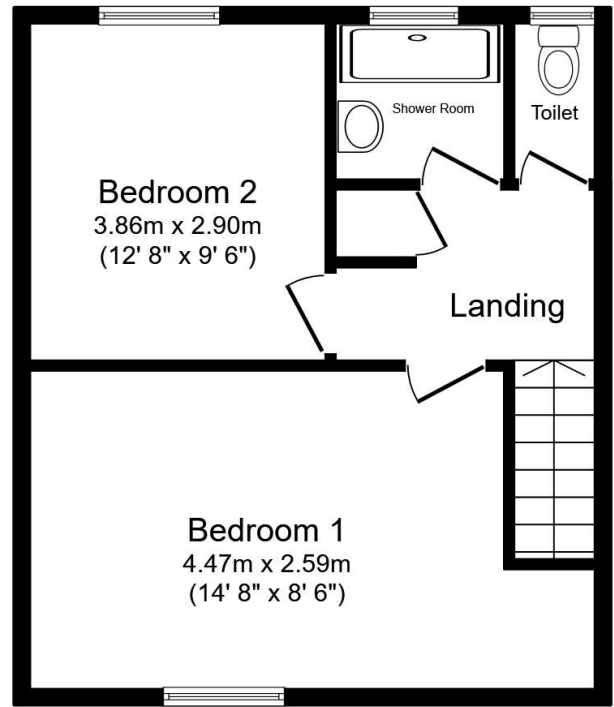
EPC Rating: 'D'





Ground Floor

Floor area 36.1 m² (389 sq.ft.)



First Floor

Floor area 36.1 m² (389 sq.ft.)

TOTAL: 72.2 m² (778 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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.