

**SAMPLE  
MILLS**



**Pomeroy Road  
Newton Abbot  
Devon**

**£200,000**  
FREEHOLD







Pomeroy Road, Newton Abbot,  
Devon

**£200,000 freehold**

A 2 bedroom End of Terrace home situated just off the town centre providing easy access for all local amenities to include shops, schools, doctors, dentists, library, cinema, leisure centre and gyms, pubs and restaurants, A380, A38, M5 motorway, link road to Torbay/Exeter and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, lounge with feature fireplace, kitchen with built-in oven and hob, leading through to the dining room and conservatory. Upstairs there are 2 bedrooms (bedroom 1 having built-in wardrobes and bedroom 2 with feature fireplace) and a separate bathroom.

Further benefits include gas central heating, uPVC double glazing and a small courtyard garden.

The property is being sold with NO ONWARD CHAIN.





uPVC obscure double glazed door to:

### Entrance Hall

Built-in cupboard housing electric meter and fuse box. Staircase to first floor. Door to:

### Lounge – 4.10m x 3.43m (13'5" x 11'3")

Feature fireplace with inset gas fire, tiled surround and wooden mantle over. Recess built-in cupboard. uPVC double glazed window to front. Radiator. Understairs storage cupboard with gas meter. Door to:

### Kitchen – 2.41m x 2.26m (7'11" x 7'5")

A range of matching wall and base units. Rolled edge worktop surface areas. Tiled splash backs. Stainless steel sink unit with mixer taps over. Built-in 4 ring gas hob with electric oven beneath and extractor hood above. Wall mounted combination boiler serving hot water and gas central heating system. Space for large fridge/freezer. Plumbing for washing machine. uPVC double glazed window to rear aspect. Square opening through to:

### Dining Room – 2.41m x 1.83m (7'11" x 6'0")

Radiator. Opening through to:

### Conservatory – 4.19m x 1.70m (13'9" x 5'7")

Radiator. uPVC double glazed windows and sliding doors leading onto the rear garden. Polycarbonate roof.

### Staircase rising to first floor landing

Hatch to the roof space. Doors off to:

### Bedroom 1 – 3.28m x 2.90m (10'9" x 9'6")

uPVC double glazed window looking over the front. Radiator. Built-in double wardrobes.

### Bedroom 2 – 3.66m x 2.10m (12'0" x 6'11")

uPVC double glazed window overlooking the rear. Radiator. Feature cast iron fireplace with surround and mantle over.

### Bathroom – 2.41m x 1.99m (7'11" x 6'6")

'P' shaped bath with wall mounted electric shower and shower screen. Pedestal wash-hand basin with chrome mixer tap. Low level w/c. Partly tiled walls. Obscure uPVC double glazed window. Wall mounted electric towel rail. Radiator.

### Outside

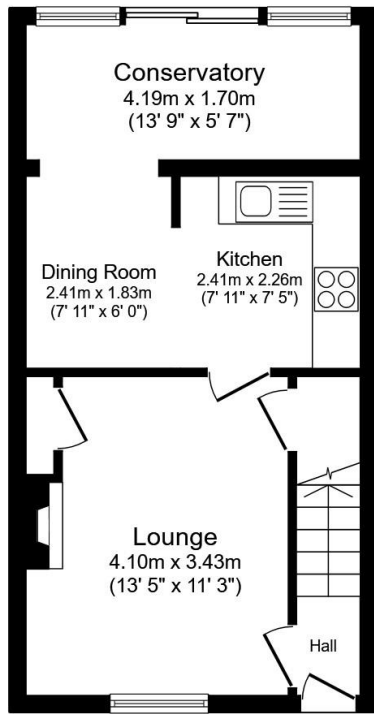
To the rear of the property, there is a small walled courtyard garden. There is also a bin storage lane behind and to side of the gardens, which are currently used by each resident as additional garden space. A wooden gate provides access to the front of the property where there is on street parking.

### Agents Note

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

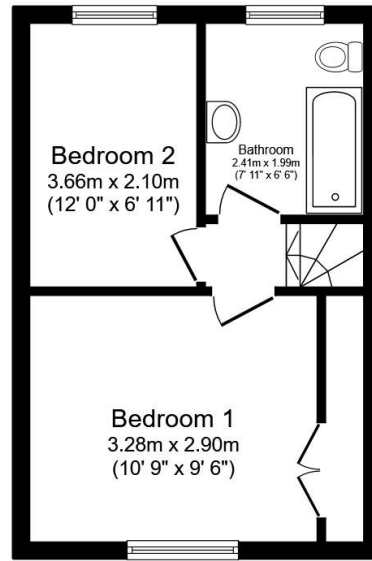
EPC Rating: 'D'





### Ground Floor

Floor area 35.2 m<sup>2</sup> (379 sq.ft.)



### First Floor

Floor area 27.3 m<sup>2</sup> (293 sq.ft.)

**TOTAL: 62.5 m<sup>2</sup> (673 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	62   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.