



**SAMPLE  
MILLS**

**Hockmore Drive  
Newton Abbot  
Devon**

**£250,000**  
FREEHOLD







**Hockmore Drive, Newton Abbot,  
Devon**

**£250,000 freehold**

A Semi-Detached 2 bedroom property situated in the popular area of Newton Abbot providing easy access for all local facilities, shops, schools, the A380/M5 motorway, plus mainline rail links to London Paddington, which runs daily.

The accommodation internally comprises entrance hallway, downstairs cloakroom, storage cupboard, fitted kitchen, spacious lounge/diner with door off to the conservatory. Upstairs, there are 2 double bedrooms, the master bedroom having an en-suite shower room, and there is a separate family shower room.

The property benefits from gas central heating, double glazing, all mod con fitments, it has off road parking to the front with a gravelled area that could be converted into further parking, subject to planning regulations, and a larger than average size garden.



### Storm Porch

Composite door with stained glass window to:

### Entrance Hallway

Single panelled radiator. Smoke detector. Circular light. Downstairs cloak cupboard. Logic combi gas boiler serving hot water and central heating. Coat hooks. Electric consumer box.

### Downstairs Cloakroom

Low level w/c. Wash-hand basin. Tiled walls. Fixed mirror. Extractor fan. Circular light. Single panelled radiator. Wooden effect flooring.

### Kitchen Area – 3.90m x 1.80m (12'10" x 5'11")

Incorporates a range of fitted base units. Worktop surface areas. Range of wall mounted cupboards. Stainless steel splash back. Single oven. 4 ring hob. uPVC double glazed windows to the front. Stainless steel drainer with mixer tap over. Wooden flooring. Space for fridge/freezer. Door through to:

### Lounge/Diner – 6.00m x 3.90m (19'8" x 12'10")

Feature electric fire. Single panelled radiator x 2. Smoke detector. TV point. French windows and display uPVC double glazed windows through to:

### Conservatory – 3.20m x 2.70m (10'6" x 8'10")

Double doors opening onto the rear patio and garden area.

### Staircase to Landing

Loft access area. Isolator switch. Door through to:

### Master Bedroom – 3.40m x 2.70m (11'2" x 8'10")

Dual aspect double glazed windows looking over the rear. Single panelled radiator. Walk-in airing cupboard with heater.

### En-Suite Shower Room – 1.77m x 1.60m (5'10" x 5'3")

uPVC double glazed window. Shower cubicle with tiled splash back and fitted Mira Azora shower. Fixed mirror. Low level w/c. Wash-hand basin. Single panelled radiator.

### Bedroom 2 – 3.90m x 2.50m (12'10" x 8'2")

Dual aspect uPVC double glazed windows overlooking the front with an open outlook from towards Wolborough Hill and over the rolling countryside. Single panelled radiator.

### Shower Room – 3.20m x 2.05m (10'6" x 6'9")

3 piece suite. Wash-hand basin. Low level w/c. Large walk-in shower cubicle with fitted chrome power shower with 2 tiered attachment and Hex shower. Obscure uPVC double glazed window. Chrome fitted ladder radiator.

### Outside

The property has off road parking to the front for a single car with pathway to the front and gravelled area, with further parking facilities that could be created.

To the rear of the property, there is a larger than average size plot with patio area, lawned garden and steps down to a further patio area with a wooden garden shed. The property has a good range of borders, shrubs and plants and wooden surround.

### Agent's Note

Council Tax Band: 'C' £2152.23 for 2025/26

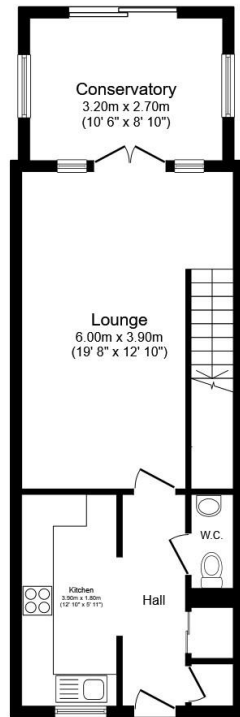
EPC Rating: 'B'

Long Term Flood Risk: Very Low

Maintenance Charge: £300 per annum

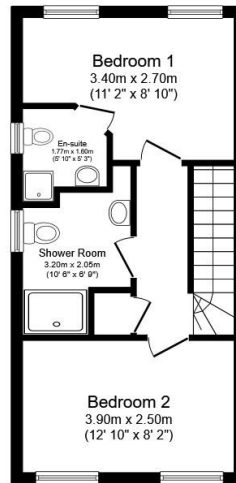






### Ground Floor

Floor area 51.0 sq.m. (549 sq.ft.)



### First Floor

Floor area 34.4 sq.m. (370 sq.ft.)

Total floor area: 85.4 sq.m. (919 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](http://www.Propertybox.io)

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**Zoopla.co.uk**

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Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	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.

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