



Newton Road, Torquay, Devon

£280,000 freehold



SAMPLE MILLS & Co.



**Newton Road, Torquay
Devon**

£280,000 freehold

An extremely well presented 4 bedroom end linked home occupying a level location in the ever popular location of Shipway close to both primary and secondary schools, post office, co-op convenience store, together with The Willows with its range of retail amenities.

The property is on a frequent bus route and the new link road is close at hand serving Torbay, Newton Abbot and Exeter.

The full accommodation comprises an entrance hall, downstairs cloakroom, sitting room, dining room, conservatory and fitted kitchen with range of base units and work surface areas. On the first floor there are 3 bedrooms and a bathroom and wc with fitted shower. Stairs rise to the second floor where there is a master bedroom en-suite.

Other features include gas central heating, double glazing and gardens to the rear and off road parking.

The property is found in good order throughout and viewing is strongly recommended.



Entrance

Obscure double glazed front door leading to:

Entrance Hall

Stairs rising to first floor landing. Under stairs storage cupboard. Radiator. Wall mounted central heating control.

Cloakroom

Obscure double glazed window to front. Tiled walls and floor. Radiator. White suite comprising pedestal wash-hand basin and low level wc.

Lounge

Double glazed bay window to front. Feature fire place. TV and phone point. Double panelled radiator. Archway leading to:

Dining Room

Double glazed patio doors leading to rear garden. Phone point. Two radiators.

Kitchen

Double glazed window to rear overlooking garden. Part tiled walls and floor. Range of wall and base units, roll top work surfaces, stainless steel sink drainer, built-in fridge freezer, space for gas or electric oven. Door leading to dining room.

First Floor Landing

Stairs rising to second floor landing. Doors to:

Bedroom 1

Double glazed bay windows to front. Radiator. TV and phone point.

Bedroom 2

Double glazed bay windows to rear. Radiator. TV and phone point.

Bedroom 3

Double glazed bay windows to rear. Radiator. TV and phone point.

Bathroom

Obscure double glazed window to front. Part tiled walls. White suite comprising panel bath with mixer tap and hand shower, pedestal wash-hand basin and low level wc. Shaver point. Extractor fan.

Second Floor Landing

Recess shelf. Double glazed sky light. Door to:

Bedroom 4

Two double glazed sky light windows to rear. Radiator. Some restricted head height. Door to eaves storage areas. TV point. Door to:

En-suite Shower Room

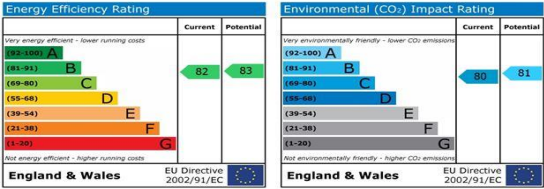
White suite comprising full shower cubicle, wall mounted electric shower, pedestal wash-hand basin and low level wc. Double glazed sky light window. Tiled walls and floor. Radiator. Some restricted head height.

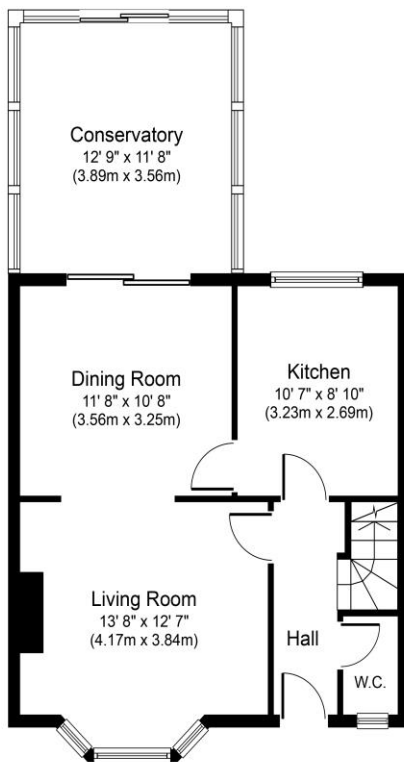
Outside

Tarmac driving with parking for two cars. Access to rear garden.

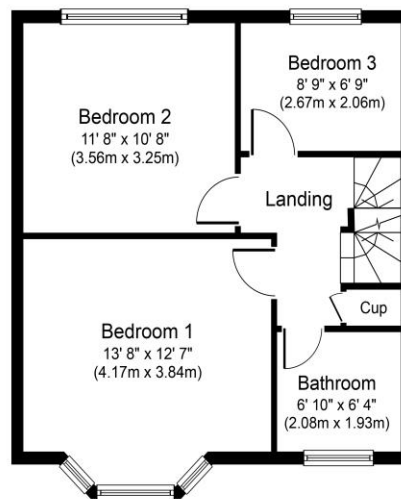
Garden

The rear garden comprises of an elevated decked area accessed via patio doors from the dining room. Steps lead down to a good sized lawn area where a spacious shed with light and power can be found.

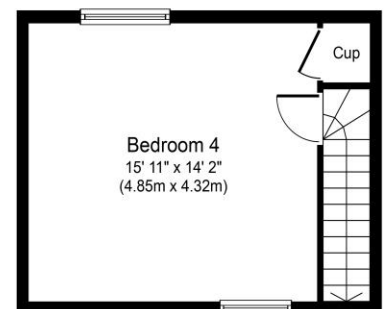




Ground Floor
Approximate Floor Area
621 sq. ft.
(57.7 sq. m.)



First Floor
Approximate Floor Area
465 sq. ft.
(43.2 sq. m.)



Second Floor
Approximate Floor Area
267 sq. ft.
(24.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The UK's number one property website

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