



**SAMPLE
MILLS**

**Tudor Road
Newton Abbot
Devon**

£175,000
FREEHOLD





Tudor Road, Newton Abbot, Devon

£175,000 freehold

Situated just off the town centre, this characterful 2 bedroom cottage offers spacious accommodation. For those seeking an older style property viewing is highly recommended.

The property benefits from entrance porch with open plan lounge with a built-in cosy log burner, open plan kitchen area with views over the rear that stretch towards Highweek, Kingsteignton and over the surrounding area.

The accommodation internally comprises lounge, dining area, kitchen, there is a lower ground floor with utility area that has access out onto the larger than average size 'L' shaped rear garden, that also benefits from a courtyard area. Again, views over the surrounding area can be appreciated from the garden, which is level and ideal for those that enjoy the garden life.

Upstairs, the property has a master bedroom with large reception area, toilet and separate bathroom. There is a further staircase that goes up to a second bedroom, which has a Velux window.

Viewing of this property is highly recommended for those seeking a town property with a garden and views over the surrounding area. The property provides easy access for all local facilities, shops, schools, public services and main rail line to London Paddington. This would be ideal for first time buyers or those just seeking a property close to town.

Must be viewed to be appreciated.



GROUND FLOOR

uPVC part double glazed door to:

Entrance Porch

Tiled floor. Cupboard. Opening through to:

Open Plan Lounge/Diner/Kitchen – 22'4" x 11'8" (6.81m x 3.56m)

Lounge/Diner

Wood burner set within stone fireplace on hearth with recess either side. TV point. Telephone point. uPVC double glazed window to front aspect. Radiator. Staircase to lower ground floor. Exposed stone wall. Coving to ceiling. Spotlight points. Shelved recess. Gas point. Opening through to:

Kitchen Area

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Laminated worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Space for fridge/freezer. uPVC double glazed window overlooking the rear garden and enjoying distant views towards Knowles Hill, Kingsteignton and the countryside beyond up towards Haldon. Laminated flooring. Partly tiled walls. Staircase to:

FIRST FLOOR LANDING

Hatch to roof space.

Bedroom 1 – 11'9" x 10'0" (3.58m x 3.05m)

Single panelled radiator. Stripped floor. Shelved storage unit. uPVC double glazed window to front. Telephone point.

Landing Area

Further shelved storage cupboard. Staircase rising to second floor. Stripped flooring. Further cupboard. uPVC double glazed window enjoying similar views to the kitchen.

Bathroom – 6'0" x 5'0" (1.83m x 1.52m)

Panelled bath with fitted shower and tiled surround. Inset wash-hand basin with tiled splashback. Heated towel rail. Obscure uPVC double glazed window. Extractor fan.

Separate WC

Low flush suite. Pedestal wash-hand basin. Wall hung gas boiler for hot water and central heating system. Obscure uPVC double glazed window.

SECOND FLOOR

Attic Room – 11'8" x 8'10" (3.56m x 2.69m)

Eaves storage. Double glazed Velux window enjoying far reaching views over towards Highweek Church, over towards Knowles Hill and up towards Kingsteignton and Haldon beyond. Shelved wardrobe.

From the lounge, a staircase provides access to:

LOWER GROUND FLOOR

Tiled flooring. uPVC half double glazed door leading to the rear garden. Opening through to:

Utility Room – 7'0" x 4'6" (2.13m x 1.37m)

Plumbing for washing machine. Inset stainless steel sink unit. Fitted shelving. Plumbing for dishwasher. Space for further appliance. Power and light. uPVC double glazed window.

OUTSIDE

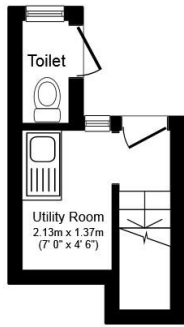
To the rear of the property, is a paved area where there is an outside WC and outside tap, opening through to an area which has been laid to patio, which then provides access onto a garden predominately laid to lawn, all enclosed and a raised patio area.

AGENTS NOTE

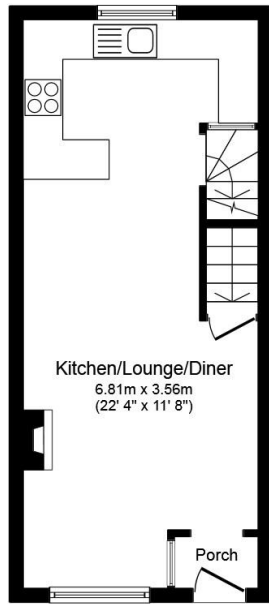
Council Tax Band: 'B' £1576.12 for 2020/21

EPC Rating: 'D'

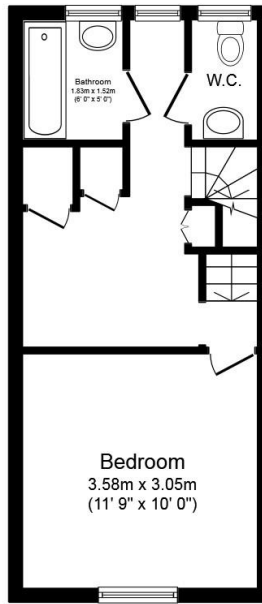




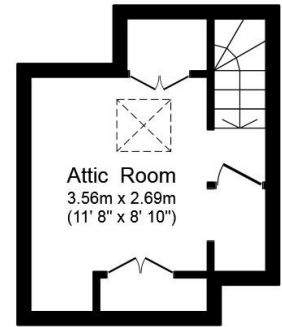
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 80.7 sq. m. (869 sq. ft.) approx

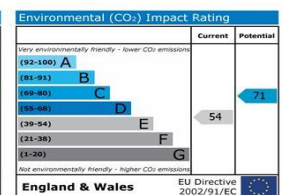
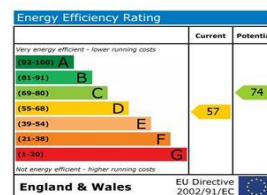
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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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.