

**SAMPLE
MILLS**



**Ashburton Road
Newton Abbot
Devon**

£300,000
FREEHOLD





Ashburton Road, Newton Abbot,
Devon

£300,000 freehold

This 3 bedroom semi-detached family home comprises a porch opening through to an entrance hall, lounge, separate dining room and fitted kitchen. On the first floor, are 3 bedrooms and a bathroom and w/c.

The property also has gas central heating, uPVC double glazing, gardens to the front, rear and side, plus a garage at the rear.

Situated on the edge of Highweek close to primary and secondary schools and bus services into Newton Abbot town centre, with its range of facilities and amenities including further primary schools, shops, doctors, dentists, the railway station and bus station serving nearby towns and cities.



uPVC double glazed double doors through to:

Entrance Porch

uPVC part double glazed door opening through to:

Entrance Hall

Single panelled radiator. Understairs storage cupboard. Digital central heating thermostat. Telephone point. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin. Obscure uPVC double glazed window.

Lounge – 4.17m x 3.58m (13'8" x 11'9")

Feature stone fireplace on hearth with mantle over. TV point. Single panelled radiator. uPVC double glazed bay window overlooking the front.

Dining Room – 3.56m x 3.23m (11'8" x 10'7")

Wall hung electric heater on hearth. Double panelled radiator. Cupboard housing gas boiler for hot water and central heating system. Picture rail. uPVC double glazed double doors providing access to the rear garden.

Kitchen – 4.32m x 2.08m (14'2" x 6'10")

1½ bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Integrated dishwasher. Space for further appliance. Partly tiled walls. Double panelled radiator. Tiled floor. uPVC double glazed window to side. uPVC double glazed door to:

Rear Porch

uPVC double glazed window. uPVC double glazed door to the rear garden.

First Floor Landing

uPVC double glazed window to side.

Bedroom 1 – 4.37m x 3.56m (14'4" x 11'8")

Single panelled radiator. Picture rail. uPVC double glazed window overlooking the front and enjoying distant countryside views towards Newton Abbot.

Bedroom 2 – 3.58m x 3.56m (11'9" x 11'8")

Single panelled radiator. uPVC double glazed window overlooking the rear garden.

Bedroom 3 – 2.24m x 1.93m (7'4" x 6'4")

Single panelled radiator. uPVC double glazed window to front.

Bathroom

Inset bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Extractor fan. Hatch to the roof space. Single panelled radiator. Obscure uPVC double glazed window.

Outside

The property stands within a reasonable sized plot. There are two garden areas laid to lawn, to the front, with various bushes and shrubs, sweeping to one side where there is a further garden stocked with bushes, trees and plants. There is a further garden laid to lawn.

To the rear of the property, there is a paved area with a garden running to one side, laid to lawn, and there is also an outbuilding, where there is plumbing for washing machine with power and light and uPVC double glazed window. In addition, there is a rear gate providing pedestrian access. There is also a detached garage to the rear.

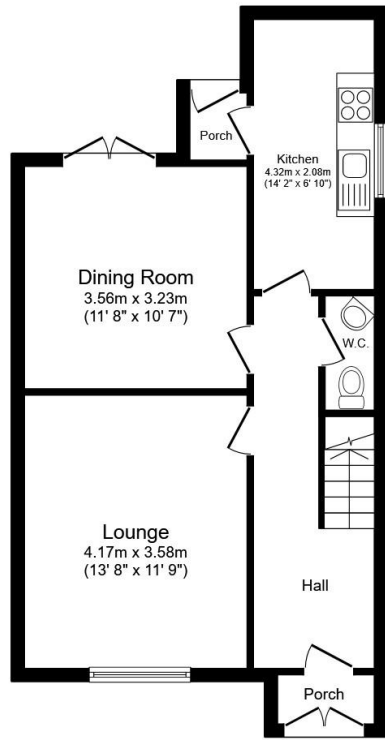
Agent's Note

Council Tax Band: 'D'

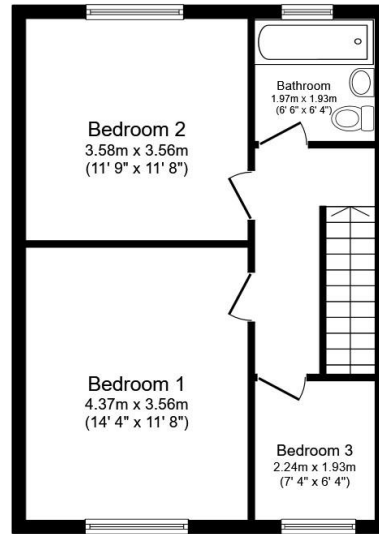
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 51.9 sq.m. (559 sq.ft.)



First Floor
Floor area 44.8 sq.m. (483 sq.ft.)

Total floor area: 96.8 sq.m. (1,041 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		
69-80	C	71 C	77 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.