

**SAMPLE
MILLS**



**Windsor Avenue
Buckland
Newton Abbot
Devon**

OIEO £150,000
FREEHOLD





**Windsor Avenue, Buckland,
Newton Abbot, Devon**

OIEO £150,000

A spacious three-bedroom family home occupying a generous plot with an impressive large rear garden, situated in a popular residential area of Newton Abbot.

This well-proportioned property offers excellent family accommodation throughout, comprising a welcoming entrance hall, a bright and spacious living room, and a fitted kitchen with ample space for dining. Upstairs are three well-sized bedrooms together with a family bathroom.

One of the standout features of this home is the substantial rear garden, providing an ideal space for children to play, entertaining family and friends, or for those with a passion for gardening. The property also benefits from front garden space and off-road parking (subject to confirmation).

Conveniently located close to local schools, shops and everyday amenities, the property also offers excellent transport links to Newton Abbot town centre, the railway station and the A380, making it an ideal choice for families, first-time buyers, and commuters alike.

Early viewing is highly recommended to fully appreciate the space, garden and excellent potential this wonderful home has to offer. The property hasn't been on the market for over 60 years and will need some updating, it is an ideal opportunity for someone to restore this lovely house and make it into a fabulous home. To avoid disappoint we would recommend a viewing.



Storm Porch

uPVC double glazed door. Mat well. Door through to:

Lounge - 3.80m x 3.40m (12'6" x 11'2")

Double glazed window to the rear. Feature fireplace, surround, mantle over and recess. Understairs storage. Sapele door through to:

Kitchen/Breakfast Room - 4.80m x 3.60m

A range of fitted base units. Stainless steel drainer. Double glazed window facing the rear. Wall mounted cupboards. Gas cooker point. Immersion heater. Double glazed window looking over the front with views over the surrounding area. Recess.

Staircase leading to the Landing

Double glazed window looking over the front with far reaching views over the surrounding area of Newton Abbot. Access to loft area. Doors off to:

Bedroom 1 - 3.40m x 2.70m (11'2" x 8'10")

uPVC double glazed window looking over the rear.

Bedroom 2 - 2.70m x 2.60m (8'10" x 8'6")

Double glazed window looking over the rear.

Bedroom 3 - 2.10m x 2.09m (6'11" x 6'10")

Small box room. Double glazed windows looking over the front with some far reaching views over towards Wolborough Hill, the Racecourse, Dartmoor and Haytor beyond. Recessed area. Shelving.

Shower Room

Tiled walls. Shower cubicle. Wash-hand basin. Low level w/c. Double glazed window.

Outside

The property has a driveway to the front with off road parking, lawned garden, hedgerow and surround.

The rear garden is far, long and reaching, which has a garden on two tiers with fence surround. Borders and shrubs.

Agent's Note

Council Tax Band: 'C' £2413.13

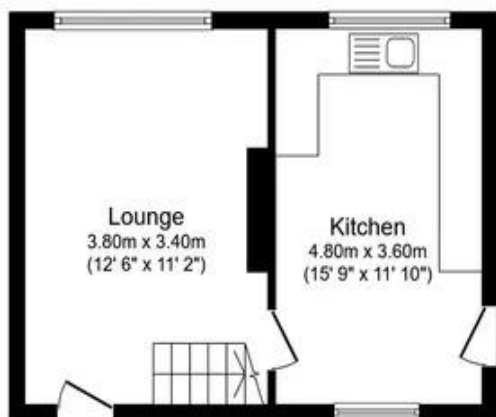
EPC Rating: 'G'

Long Term Flood Risk: Very Low

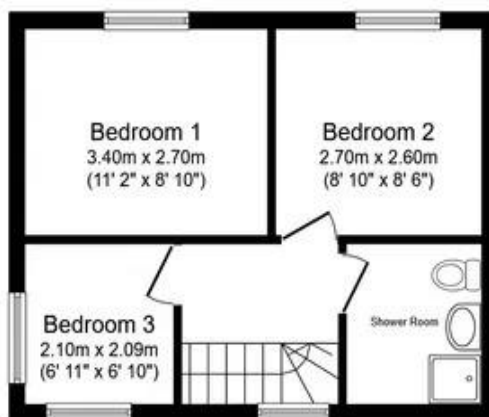
Directions

From our office in Bank Street, Newton Abbot. Head toward Market Street, turn left onto Highweek Street. Turn right onto Halcyon Road/B3195. Continue to follow B3195. At the roundabout, turn right onto The Avenue/B3195. Turn left onto Queen Street. Continue to follow B3195. Continue onto Station Road/A381. Continue to follow A381. Turn left onto Haytor Drive. Turn left onto Windsor Avenue. Destination will be on the left.

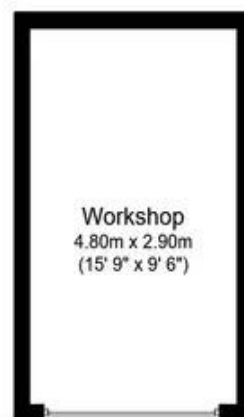




Ground Floor



First Floor



Workshop

Total floor area: 76.8 sq.m. (827 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		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 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.