



**SAMPLE  
MILLS**

**Spencer Road  
Newton Abbot  
Devon**

**£170,000**  
FREEHOLD







Spencer Road, Newton Abbot,  
Devon

**£170,000 freehold**

An older style 2/3 bedroom Terrace home arranged over 3 levels conveniently situated just off the town centre of Newton Abbot providing excellent access for all local amenities.

The accommodation comprises, on the ground floor, entrance hall and open plan lounge/kitchen. The first floor comprises 2 double bedrooms and a family bathroom. On the lower ground floor there is a basement/bedroom, storage room, utility room and separate cloakroom.

The property benefits from uPVC double glazing, gas central heating and a rear patio garden.

An ideal first time purchase or for those looking to downsize/ investment income potential.



uPVC part double glazed door opening through to:

### Entrance Hall

Radiator. Laminate flooring. Staircase rising to first floor. Opening through to:

### Lounge – 14'0" x 11'4" (4.27m x 3.45m)

Feature fireplace on hearth. Double panelled radiator. uPVC double glazed window to front aspect. TV point. Fitted cupboard. Laminate flooring. Opening through to:

### Kitchen Area – 12'2" x 8'10" (3.71m x 2.69m)

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Laminate flooring. Double panelled radiator. uPVC double glazed window overlooking the rear and enjoying far reaching views over towards Kingsteignton and Dartmoor beyond. Partly tiled walls. Spotlight points. Staircase to Lower Ground Floor.

### FIRST FLOOR LANDING

uPVC double glazed window.

### Bedroom 1 – 16'2" x 8'1" (4.93m x 2.46m)

Single panelled radiator. uPVC double glazed window to front aspect.

### Bedroom 2 – 13'2" x 6'3" (4.01m x 1.90m)

Single panelled radiator. uPVC double glazed window overlooking the front.

### Bathroom and WC

Panelled bath with shower mixer tap attachment. Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level WC. Radiator. Fully tiled walls. Laminated flooring. uPVC double glazed window enjoying similar views to that of the kitchen.

### LOWER GROUND FLOOR

### Basement Room/Bedroom – 14'4" x 12'8" (4.37m x 3.86m)

Radiator. Laminate flooring. uPVC double glazed window. Wall hung gas boiler for hot water and central heating system. uPVC half double glazed door to the rear garden. Door through to:

### Separate Cloakroom

Low flush suite. uPVC double glazed window.

### Store Room – 8'11" x 8'7" (2.72m x 2.62m)

Currently being used as a bedroom. Laminate flooring. Door opening through to:

### Utility/Kitchen – 8'7" x 5'2" (2.62m x 1.57m)

Inset stainless steel single drainer sink unit and mixer taps. Fitted base units. Worktop surface areas. Plumbing for washing machine. Laminate flooring. Extractor fan.

### OUTSIDE

To the rear of the property, is an enclosed patio area with steps leading to a rear gate providing pedestrian access.

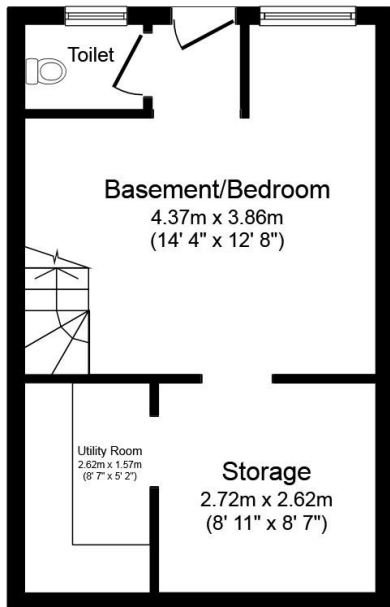
### AGENTS NOTE

Council Tax Band: A - £1301.54 per annum

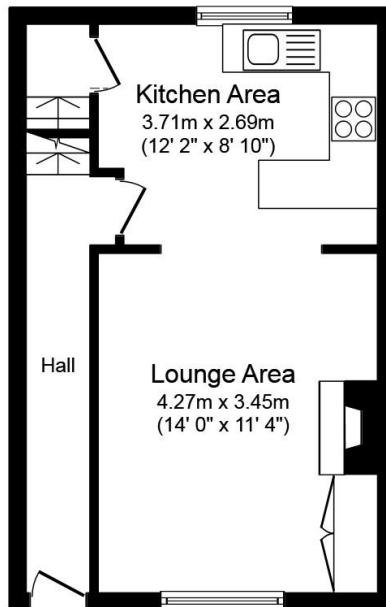
EPC Rating: C



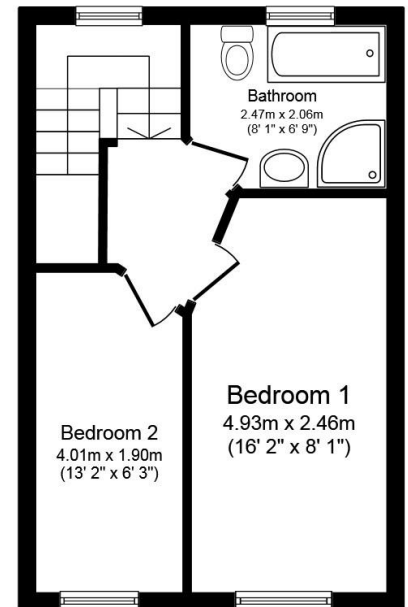




**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

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

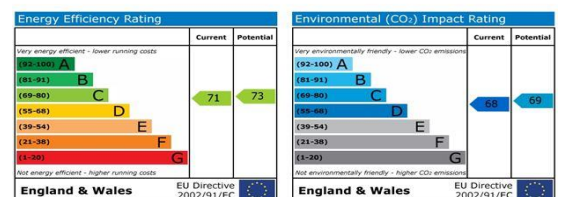


3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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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.