

**SAMPLE
MILLS**



**Osborne Street
Newton Abot
Devon**

Offers Over £200,000

FREEHOLD





Osborne Street, Newton Abbot,
Devon

Offers Over £200,000 freehold

Occupying a level location just off the town centre is this 2/3 bedroom terraced home which has a lounge, separate dining room/bedroom, office, kitchen with integrated appliances, utility room and occasional room. On the first floor, there are 2 bedrooms, 4 piece bathroom suite plus a separate cloakroom.

The property also has gas central heating, uPVC double glazing and enclosed rear garden which is completely fenced in offering a great deal of seclusion and privacy.

Situated within easy level walking distance of Osborne Park and the town centre with all its amenities to include bus routes, shops, schools, doctors, leisure centre, library, A380 to Exeter, link road to Torbay and the main rail line to London Paddington.

Viewing is highly recommended.



Part double glazed door opening through to:

Entrance Hall

Radiator. Understairs storage area. Staircase rising to first floor. Fuse board. Door through to:

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

TV point. uPVC double glazed window to front. Cabinet housing radiator.

Bedroom/ Reception Room – 3.51m x 3.25m (11'6" x 10'6")

Double panelled radiator. Shelved recess. Door opening through to:

Office – 4.27m x 1.65m (14'0" x 5'5")

Single panelled radiator. Telephone point. uPVC half double glazed door leading to outside.

Kitchen – 3.96m x 3.15m (13'0" x 10'4")

1½ bowl stainless steel sink unit with mixer taps. Matching wall and base units. Oak worktop surface areas. Built-in 4 ring hob with extractor hood above. Built-in electric oven. Integrated freezer. Integrated freezer. Plumbing for dishwasher. Breakfast bar. Sliding door to a storage cupboard. Tiled floor. Double glazed skylight. uPVC double glazed window looking over the rear. Tall radiator. Partly tiled walls. Inset spotlights. Door through to:

Utility Room – 2.51m x 1.60m (8'3" x 5'3")

Plumbing for washing machine. uPVC double glazed window. uPVC half double glazed door to outside. Tiled floor. Single panelled radiator. Opening through to:

Occasional Room/Further Reception – 3.35m x 1.65m (11'0" x 5'5")

Two uPVC double glazed windows. Single panelled radiator.

Half Landing

Door to:

Cloakroom

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

Main Landing

Single panelled radiator. uPVC double glazed window to side. Hatch to the roof space.

Bedroom 1 – 3.66m x 2.87m (12'0" x 9'5")

uPVC double glazed window overlooking the rear. Wall hung gas boiler for hot water and central heating system.

Bedroom 2 – 3.96m x 3.10m (13'0" x 10'2")

uPVC double glazed window to front. Double panelled radiator.

Bathroom – 2.92m x 2.29m (9'7" x 7'6")

4 piece suite comprising shower cubicle with fitted shower and sliding doors. Freestanding bath with shower mixer tap attachment. Low level w/c. Wash-hand basin. Obscure uPVC double glazed window. Two wall light points.

Outside

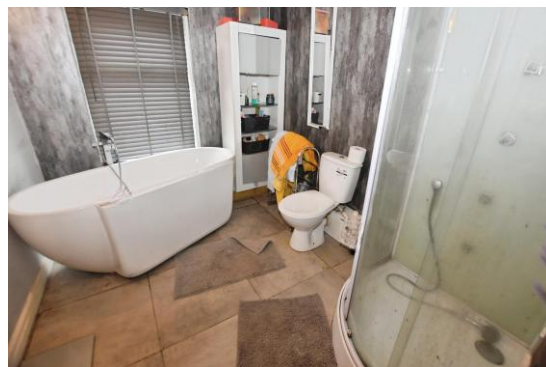
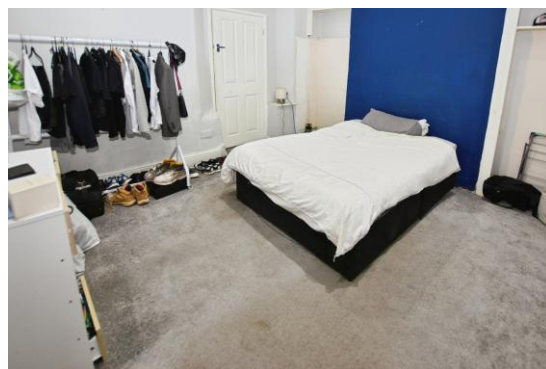
To the rear of the property, there is an enclosed area which is laid to decking with a central area laid to astro turf completely fenced in, offering a great deal of seclusion and privacy.

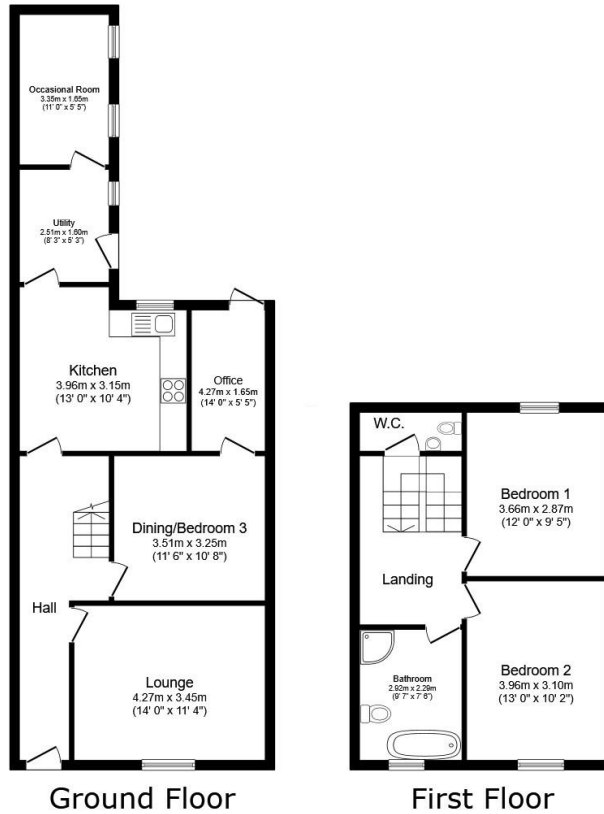
Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Low





Total floor area: 110.8 sq.m. (1,193 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](https://www.rightmove.co.uk) [Zoopla.co.uk](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.primelocation.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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.