

**SAMPLE
MILLS**



**Dell Court
Newton Abbot
Devon**

£290,000
FREEHOLD





Dell Court, Newton Abbot, Devon

£290,000 freehold

This end-link family home comprises entrance porch opening through to an entrance hall, downstairs cloakroom, lounge and a kitchen/dining room. On the first floor, there are 3 bedrooms, master en-suite, and a family bathroom with electric remote control fitted shower and w/c.

The property also has gas central heating, double glazing, enclosed garden to the rear and off road parking for two cars.

Forming part of this modern residential development, situated just off Newton Abbot town centre with its range of facilities and amenities including doctors, dentists, schools, shops, parks, tennis courts, leisure centre, gyms, cinema, library, racecourse, bus services, main rail line to London Paddington, A38, A380 and link road to Torbay.

Viewing is strongly recommended.



Entrance Porch

Part double glazed door opening through to:

Entrance Hall

Radiator. Laminate flooring. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin. Fully tiled walls. Laminate flooring. Obscure uPVC double glazed window. Inset spotlights.

Lounge - 5.11m x 4.47m (16'9" max x 14'8" max)

Two radiators. TV point. Telephone point. uPVC double glazed window to two aspects overlooking the front and side. Laminate flooring. Understairs storage cupboard with push doors. Staircase rising to first floor. Digital central heating thermostat. Door opening through to:

Kitchen/Diner - 5.11m x 3.40m (16'9" x 11'2")

One and a half bowl stainless steel sink unit with mixer taps. Comprehensive range of fitted wall and base units. Worktop surface areas. Built-in four ring electric hob with extractor hood above and electric oven beneath. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. One of the cupboards houses the gas combination boiler for instant hot water and central heating system. Two radiators. TV point. uPVC double glazed windows to the rear and side. Inset spotlights. Partly tiled walls. uPVC double glazed door providing access to the rear garden. Concealed lighting on the base and wall units.

First Floor Landing

Hatch to the roof space. Built-in shelved linen cupboard housing electric heater.

Bedroom 1 - 3.12m x 2.87m (10'3" x 9'5")

Built-in wardrobes. Single panelled radiator. uPVC double glazed window to front aspect. Door to:

En-Suite

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Heated towel rail. Fully tiled walls. Extractor fan. Obscure uPVC double glazed window.

Bedroom 2 - 3.58m x 2.67m (11'9" x 8'9")

Built-in wardrobes. Single panelled radiator. uPVC double glazed windows overlooking the rear enjoying views over towards Highweek Church, Knowles Hill and over towards Kingsteignton.

Bedroom 3 - 2.90m x 2.31m (9'6" x 7'7")

Single panelled radiator. uPVC double glazed window enjoying similar views to that of bedroom 2.

Bathroom and W/C

Panelled bath with remote control fitted shower. Wall mounted wash-hand basin. Low level w/c. Fully tiled walls. Heated towel rail. Extractor fan. Inset spotlights. Obscure uPVC double glazed window.

Outside

To the front of the property is an area laid to gravel with various plants.

To the rear of the property, there is an area laid to patio with an enclosed area laid to patio, with inset lighting and steps down to an enclosed area laid to lawn. Outside tap. Outside lighting. Outside power.

There is also an area to the side which is laid to gravel.

In addition, there is off road parking for two cars.

Agent's Note

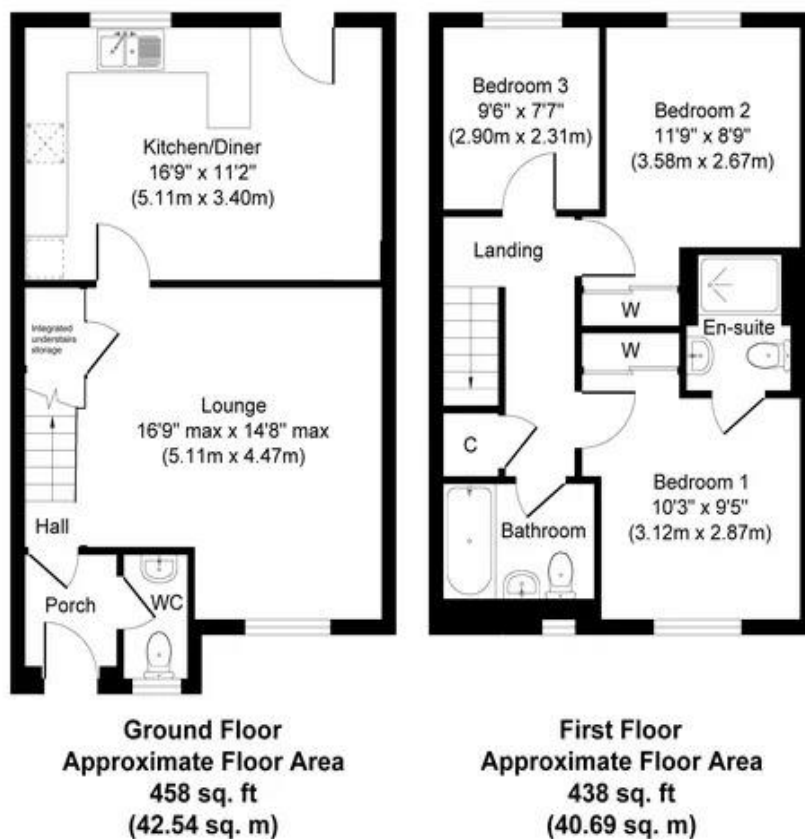
Council Tax Band: 'C' £2413.13 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low

Service Charge: £327.48 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
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.