SAMPLE MILLS



Queen Street
Newton Abbot
Devon

£150,000
FREEHOLD







Queen Street, Newton Abbot, Devon

£150,000 freehold



This mid terrace cottage, having been much improved by its present owners, comprises entrance porch, lounge, kitchen/dining room and downstairs shower room. On the first floor are 2 double bedrooms, one of which with built-in wardrobes.

Other features include gas central heating, uPVC double glazing and courtyard to the front and rear plus off road parking.

Situated just off the town centre in this level location close to all the amenities including shops, restaurants, primary school, Courtenay Park, the Quay, river Lemon and its level walk, together with the railway station and bus services serving nearby towns and villages.

Being offered with NO CHAIN the property would be an ideal first time buy or investment opportunity.



uPVC half double glazed door opening through to:

Entrance Porch
uPVC double glazed. Tiled floor. Oak door opening through to:

Lounge - 3.51m x 3.25m (11'6" x 10'8")
Feature stone fireplace on hearth with gas point and mantle over with exposed stone. Double panelled radiator. Telephone point. TV point. uPVC double glazed window to front aspect. Digital central heating thermostat. Oak door opening through to:

Kitchen/Dining Room - 3.58m x 2.82m (11'9" x 9'3")
Inset single drainer sink unit with mixer taps. Fitted matching base units. Oak worktop surface areas. Plumbing for washing machine. Built-in 4 ring electric hob with electric oven beneath. Breakfast bar. Space for further appliances. Additional tall storage cupboard. Radiator. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window overlooking the rear. Vinyl floor covering. Staircase rising to first floor. Opening through to:

Inner Lobby
uPVC door providing access to the rear. Vinyl floor covering. Door through to:

Shower Room
Shower cubicle with fitted shower. Circular wash-hand basin with cupboard space below. Low level w/c. Full panelling to walls. Vinyl floor covering. Heated towel rail. Obscure uPVC double glazed window.

First Floor Landing
Hatch to the loft space. Oak door through to:

Bedroom 1 - 3.66m x 2.67m (12'0" x 8'9")
Radiator. uPVC double glazed window to front.

Bedroom 2 - 3.53m x 3.35m (11'7" x 11'0")
Oak door. uPVC double glazed window overlooking the rear. Built-in wardrobe and additional built-in cupboard. Radiator.

Outside
To the front of the property, is a walled in yard area with Astro turf.

To the rear of the property, there is off road parking, an outside tap, a very small shared path and access onto Quay Road.

Agent's Note
Council Tax Band: 'A' £1809.85 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Very Low

Directions
From our Newton Abbot office, head towards Market Street turns slightly right and becomes 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/B3195. Destination will be on the left.

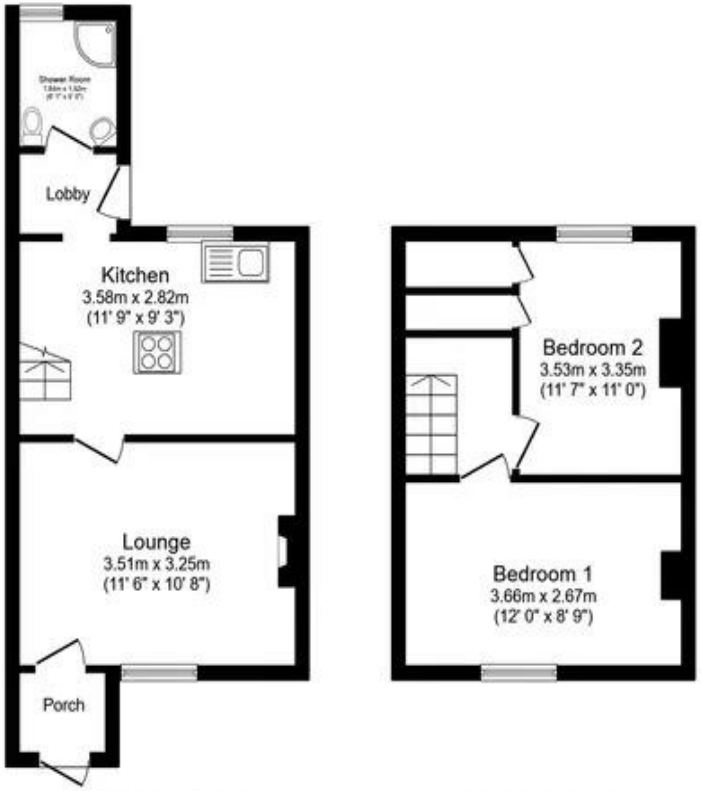












Ground Floor
Floor area 33.2 sq.m. (357 sq.ft.)

First Floor
Floor area 26.6 sq.m. (286 sq.ft.)

Total floor area: 59.8 sq.m. (643 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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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.