

**SAMPLE  
MILLS**



**Beaumont Road  
Newton Abbot  
Devon**

**£250,000**  
FREEHOLD





Beaumont Road, Newton Abbot,  
Devon

**£250,000 freehold**

A Victorian End of Terrace family home situated just off the town centre providing easy access for all local amenities.

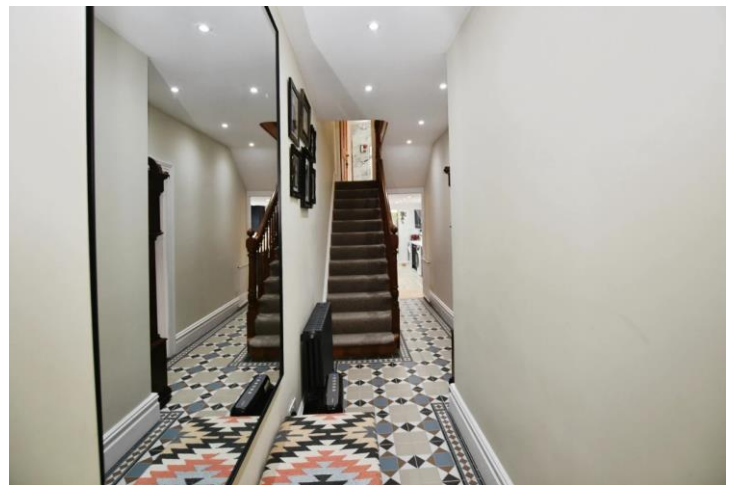
The spacious property has been sympathetically restored by the current owners, boasting much character throughout and is a fine example for those purchasers looking for an older property in this convenient location.

The accommodation comprises a welcoming entrance hall, door off to a large open plan lounge/dining room with attractive marble fireplace, a recently fitted high quality kitchen, 3 generous sized bedrooms, a high quality 4 piece bathroom suite and a separate cloakroom.

Further features include gas central heating, uPVC double glazing and an attractive rear garden area laid to paving which could be used as a parking space for 1 small car if required.

An internal viewing is highly recommended to appreciate the characterful accommodation on offer in this central location.

The town of Newton Abbot is conveniently located for easy driving access to the Torbay coastline as well as Dartmoor National Park. There is a good range of local amenities including high street and independent shops, leisure facilities, gyms, pubs/cafes/restaurants, primary and secondary schools, doctors surgeries and a hospital. Onward road access via the A380/A38/M5 Motorway as well as mainline rail services running daily to London Paddington.



Stained glass composite front door with stained glass upper window opening into

#### Entrance Hall

Victorian style tiled flooring. Cupboard housing consumer box. Dimmer switch. Concealed lighting to ceiling. Attractive architrave to the front door and surrounds. Staircase rising to the first floor. Door through to

#### Open plan Lounge/Dining Room - 6m 81cm by 3m 51cm (22' 4" by 11' 6")

uPVC double glazed vertical sliding window to front aspect. Industrial style radiators. Stripped wooden flooring. Feature fireplace with marble surround, cast iron insert with patterned tiles, mantel over and hearth with Living Flame gas fire inset. Ceiling roses. uPVC double glazed French doors to the rear aspect.

#### Kitchen/Breakfast Room - 5m 51cm by 2m 49cm (18' 1" by 8' 2")

Incorporates a range of recently fitted high quality base units and drawers with marble effect worktops. Enamel sink with mixer tap over. uPVC double glazed window to side aspect. uPVC double glazed door to rear. Recessed area with Bosch halogen hob. Built in oven. Storage cupboards. Attractive bevelled edge part tiled walls. Recessed area with lighting. Recess for large American style fridge freezer. Utility area with plumbing for washing machine. Velux window. Concealed lighting to ceiling. Wood effect flooring. Industrial style vertical radiator. There is a thermostat for the central heating which is Wi-Fi and can be put in any room. It is currently on the wall in the kitchen.

Staircase with wooden balustrade leading to

#### First Floor Half Landing

Thermostat control for central heating, also for the underfloor heating which controls the bathroom and cloakroom floors. Stairs up to Main Landing. Part stained glass door off to Cloakroom. Further door off to

#### Bathroom

4 piece suite comprising a free standing bath with Victorian style taps over. Attractive Victorian tiles with border and pattern. Semi circular shower cubicle with fitted shower. Ladder radiator. Concealed lighting. Wash hand basin. Low level WC. Underfloor heating. Obscure uPVC double glazed window. Cupboard housing Worcester boiler for hot water and central heating.

#### Cloakroom

Tiled floor. Tiled walls. uPVC obscure double glazed window. Circular light. Wooden panelling. Wash hand basin. Recessed area. Mirror. Underfloor heating.

#### Main Landing

Loft area with pull down loft ladder. Attractive wooden balustrade.

#### Bedroom 1 - 3m 61cm by 3m 51cm (11' 10" by 11' 6")

uPVC double glazed window to front aspect. Recessed areas for wardrobes.

#### Bedroom 2 - 3m 71cm by 3m (12' 2" by 9' 10")

uPVC double glazed window to rear aspect. Feature fireplace with wooden surround and cast iron insert. Mantel over. TV point.

#### Bedroom 3 - 2m 49cm by 1m 90cm (8' 2" by 6' 3")

uPVC double glazed window to front aspect. Access to loft space.

#### OUTSIDE

To the rear of the property is an attractive courtyard garden laid to a characterful cobbled area. There is potential parking for 1 small car if required.

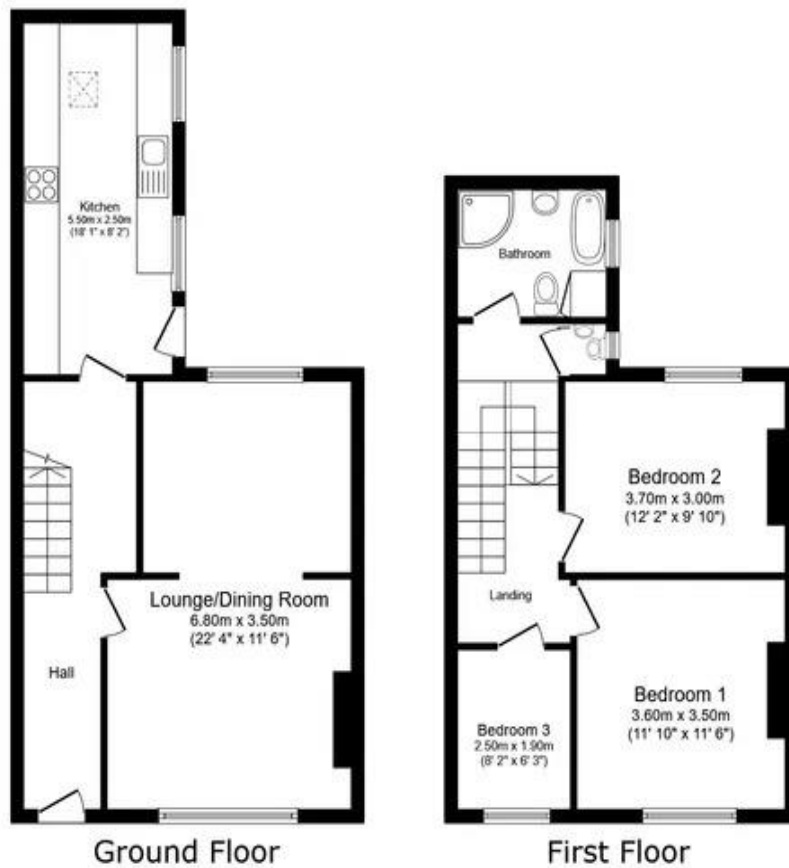
#### Agent's Note

Council Tax Band: 'B' £2111.50 for year 26/27

EPC rating: 'D'

Long Term Flood Risk: Very low





Total floor area: 95.2 sq.m. (1,025 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](http://www.Propertybox.io)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             | 59   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.