



**SAMPLE
MILLS**

**Western Road
Newton Abbot
Devon**

£140,000
FREEHOLD





**Western Road, Newton Abbot,
Devon**

£140,000 freehold

An older style 2 bedroom Mid Terrace property conveniently situated just off the town centre of Newton Abbot within easy access of all local amenities including shops, schools, Doctors Surgery, Sainsburys Local, etc.

The property benefits from uPVC double glazing and gas central heating.

The accommodation comprises entrance hall, open plan lounge/dining room, kitchen, 2 bedrooms, bathroom and separate WC.

Further features include a courtyard garden to the rear.



Door opening through to the:

Entrance Hall

Single panelled radiator. Staircase rising to first floor. Central heating thermostat. Door through to:

Lounge/Dining Room – 22'9" x 10'3" (6.93m x 3.12m)

Two radiators. uPVC double glazed window to front. TV point. Fitted cupboard. Under stairs storage. uPVC double glazed window to rear. Door to:



Kitchen – 9'6" x 6'4" (2.90m x 1.93m)

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface area. Plumbing for washing machine. Gas cooker point. Space for fridge/freezer. uPVC double glazed window to side. Digital timer control box for hot water and central heating system. Partly tiled walls. Half glazed door to outside. Door opening through to:



Rear Lobby

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

First Floor Landing

Hatch to roof space.

Bedroom 1 – 13'0" x 10'11" (3.96m x 3.33m)

Radiator. uPVC double glazed window overlooking the front. Built-in robe unit. Feature fireplace. Views towards Highweek Church.



Bedroom 2 – 11'2" x 7'0" (3.40m x 2.13m)

Radiator. uPVC double glazed window overlooking the rear.

Bathroom – 9'6" x 6'4" (2.90m x 1.93m)

Panelled bath with shower mixer tap attachment and tiled surround. Inset wash-hand basin with cupboard space below and tiled splash back. Double panelled radiator.



Separate WC

Low flush suite.

OUTSIDE

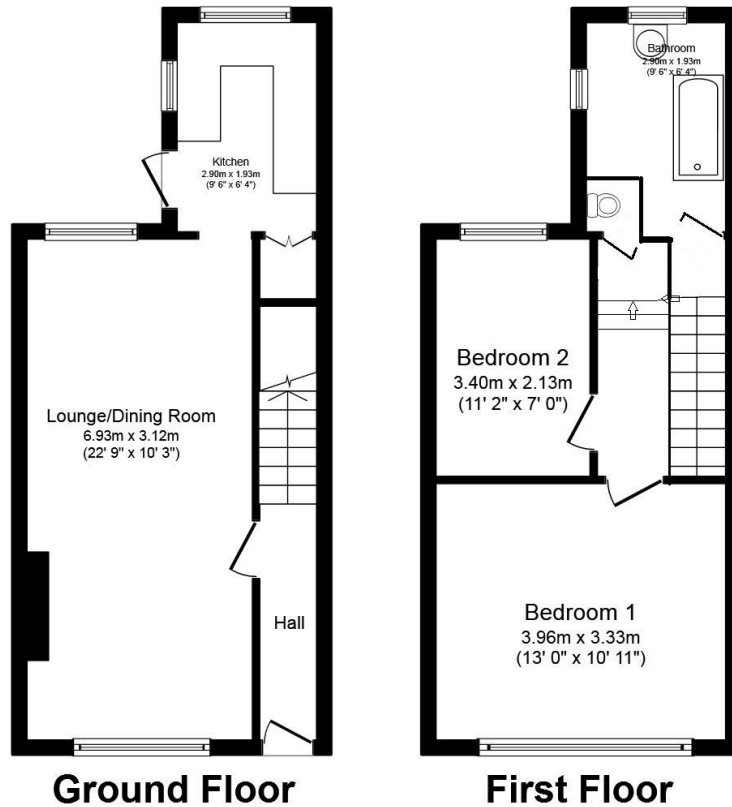
To the rear is an enclosed courtyard garden where there is a rear gate providing pedestrian access.

AGENTS NOTE

EPC Rating 'D'

Council Tax Band 'B' £1576.12 for 2020/21





Total floor area 68.0 sq. m. (732 sq. ft.) approx

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

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3 Bank Street
Newton Abbot
TQ12 2JL

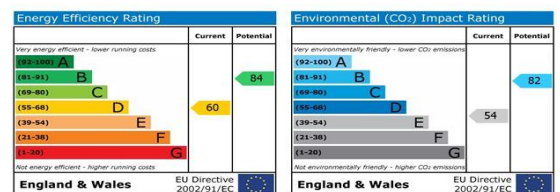
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com



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.

S712 Ravensworth 0191 917 9331