

**SAMPLE
MILLS**



**George Street
Newton Abbot
Devon**

£220,000
FREEHOLD





**George Street, Newton Abbot,
Devon**

£220,000 freehold

A 2 bedroom end of terrace property, having been completely refurbished and updated by the present Vendor, situated just off the town centre providing easy access for all local amenities to include shops, schools, doctors, dentists, library, cinema, leisure centre and gyms, pubs and restaurants, A380, A38, M5 motorway, link road to Torbay/Exeter and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, lounge/diner with feature fireplace and a brand NEW kitchen with integrated appliances. Upstairs there are 2 bedrooms and a NEW bathroom.

Further benefits include rewired, replumbed, NEW gas central heating and boiler, NEW uPVC double glazing, NEW triple glazed skylight, Oak doors, enclosed courtyard area to the rear with raised beds and seating area, all extremely well laid out, and off road parking for two cars to the front.

Ideal first time buy or investment opportunity.

Viewing is highly recommended.



Part double glazed door entering through to:

Entrance Hall

Radiator. Staircase rising to first floor. Fuse board. LVT flooring. Part glazed door through to:

Lounge/Diner - 7.06m x 3.28m (23'2" x 10'9")

Feature fireplace on hearth with mantle surround. Two radiators. uPVC double glazed windows overlooking the front and rear. LVT flooring. Understairs storage cupboard. Opening through to:

Brand New Kitchen - 3.23m x 2.18m (10'7" x 7'2")

Inset one and a half bowl sink unit. Fitted matching wall and base units. Worktop surface areas. Integrated fridge/freezer and dishwasher. Induction hob. Integrated microwave and oven. Wall hung gas boiler for hot water and central heating system. LTV flooring. Spotlight points. uPVC double glazed windows looking over the side and rear. uPVC half double glazed door to outside. Oak door.

First Floor Half Landing

Bathroom and W/C

Inset bath. Shower cubicle. Low level w/c. Circular wash-hand basin with Oak unit with cupboard space below. uPVC double glazed window. Oak door.

Main Landing

Hatch to roof space.

Bedroom 1 - 4.17m x 3.20m (13'8" x 10'6")

Radiator. uPVC double glazed window to front. Oak door.

Bedroom 2 - 3.66m x 2.29m (12'0" x 7'6")

Radiator. uPVC double glazed window to rear. Oak door.

Outside

To the rear of the property, is an enclosed courtyard area with raised beds and seating area, all extremely well laid out with a rear gate providing pedestrian access and access back to the front, where there is a raised area laid to chippings and off road parking for two cars.

Agent's Note

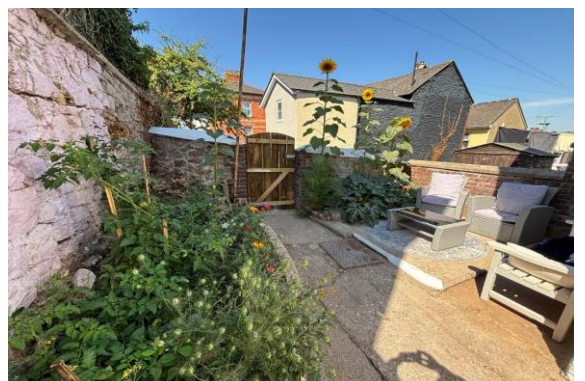
Council Tax Band: 'B'

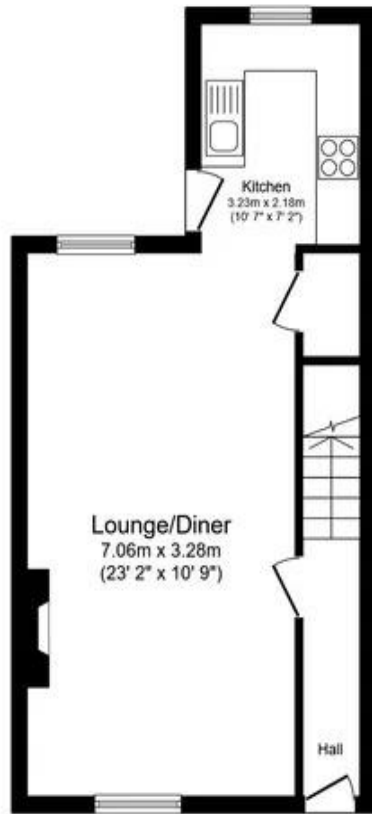
EPC Rating: 'D'

Long Term Flood Risk: Very Low

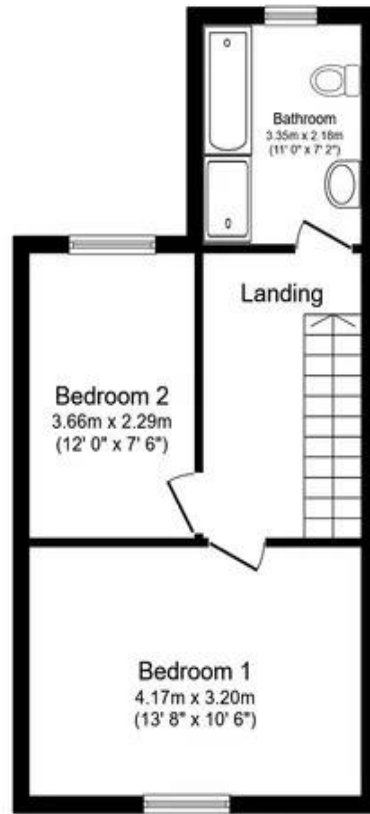
Directions

From our Newton Abbot office, proceed into East Street then take the turning into Tudor Road. Continue up the road, turn left into George Street where the property will be found.





Ground Floor



First Floor

Total floor area: 76.4 sq.m. (822 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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[Zoopla.co.uk](#)

[PrimeLocation.com](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.