

SAMPLE MILLS & Co.

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Buller Road
Newton Abbot

Price **£139,950**
www.samplemills.co.uk

Buller Road Newton Abbot

Price: £139,950

ABOUT THE PROPERTY:

This larger than average, Victorian Mid Terrace property offers its new owner the opportunity to add their own mark and make it their home. On the Ground Floor the old Lounge and Dining Rooms have been opened up to create a large open living space, with the Dining area retaining its chimney and fireplace. From the Living Room, the modern Kitchen offers ample appliance space and worktops in abundance. There is a good range of wall and base cupboards in which to store your cooking equipment. The modern white Bathroom suite is complemented by tiled walls and an electric shower above the bath. Upstairs the property has 3 well proportioned Bedrooms with ample storage provided by cupboards on the Landing. To the rear of the property is a courtyard garden. The property is being sold with no onward chain.

Directions

From our Newton Abbot office continue on East Street for some distance turning right into Hillmans Road. Take the first turning right then 1st turning left into Buller Road. Continue up the road where the property will be found on your left hand side.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Measurements:

Lounge/Dining Room 22' x 12'

Kitchen 11'5" x 9'3"

Bedroom 1 15'6" x 10'7"

Bedroom 2 11'4" x 10'3"

Bedroom 3 11'4" x 9'7"

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