



**SAMPLE
MILLS**

**Dandelion Place
Newton Abbot
Devon**

£252,500
FREEHOLD





Dandelion Place, Newton Abbot, Devon

£252,500 freehold

A double fronted Detached property, built approximately 4 years ago, offering spacious living accommodation, ideal for a growing family.

The property is situated on the edge of Newton Abbot, within easy driving distance of the town centre where a good range of amenities can be found.

The accommodation internally comprises entrance hall with cloakroom off, lounge and a contemporary fully fitted kitchen/dining room on the ground floor. Upstairs there are 3 bedrooms, master en suite and a separate family bathroom.

The property benefits from the remaining balance of the NHBC, off road parking for 2 vehicles, a good sized rear garden, gas central heating and uPVC double glazing.

An internal viewing is highly recommended for purchasers who are looking for a modern, low maintenance home.



Part double glazed door leading into

Entrance Hall

Staircase rising to the first floor. Radiator. Understairs storage cupboard housing fuse box. Smoke detector. Thermostat control for central heating.

Cloakroom

Low level WC. Pedestal wash hand basin. Radiator.

Lounge

uPVC double glazed window to front aspect. uPVC double glazed French doors opening onto the rear garden. Radiator. Telephone point.

Kitchen/Dining Room

uPVC double glazed window to front aspect and further uPVC double glazed window to side aspect. 2 radiators. Contemporary gloss finish base, wall and drawer units with soft close doors. Worktop surface areas over with matching splashbacks. Built in electric oven and inset electric hob with stainless steel splashback and extractor hood above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Sink drainer unit with mixer tap over. Vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

Doors off.

Bedroom 1

uPVC double glazed window to front aspect. Further uPVC double glazed window to side aspect. Radiator. Door to

En Suite Shower Room

Double walk in shower with fully tiled walls and sliding door. Radiator. Pedestal wash hand basin. Low level WC. Extractor fan.

Bedroom 2

uPVC double glazed window to front aspect. Further uPVC double glazed window to side aspect. Radiator.

Bedroom 3

uPVC double glazed window to rear aspect. Radiator.

Bathroom

3 piece suite comprising panelled bath. Low level WC. Wash hand basin. Part tiled walls. uPVC obscure double glazed window. Radiator.

OUTSIDE

To the front of the property is an open plan garden with wrought iron railings surrounding with a range of plants and shrubbery. Side access gate to the rear garden.

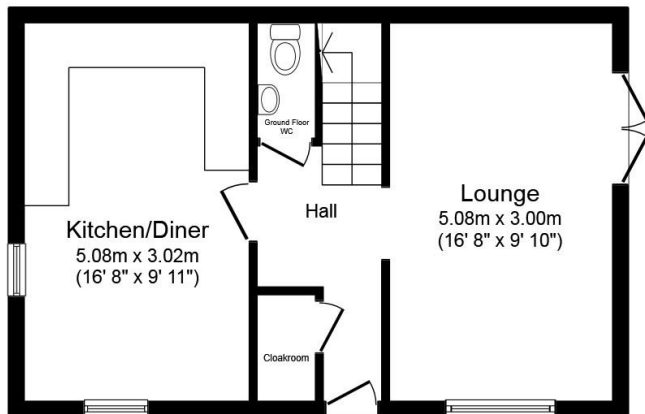
There are 2 off road parking spaces at the rear of the property.

The rear garden is of a good size being laid predominantly to lawn with a paved patio area and enclosed by timber fencing. The garden is ideal for a growing family and/or pets.

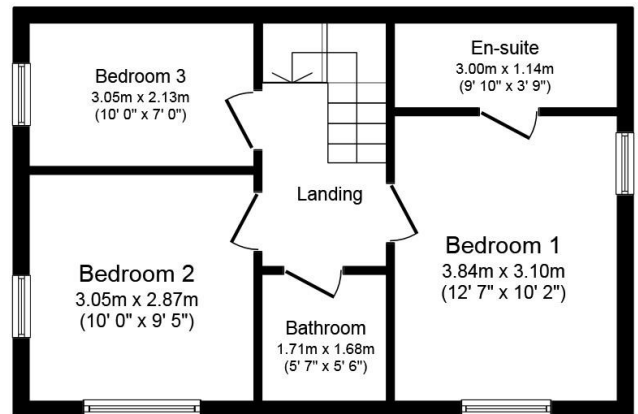
AGENTS NOTE:

Council tax band: 'D' £2026.44 for year 20/21.





Ground Floor



First Floor

Total floor area 80.0 sq. m. (861 sq. ft.) approx

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

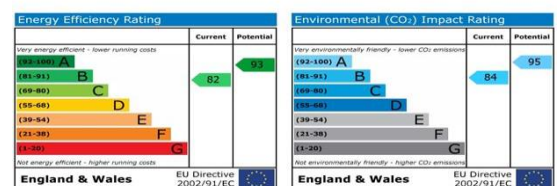


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.