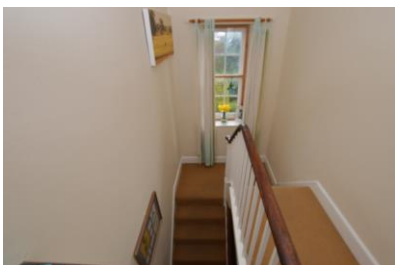




Tudor Road, Newton Abbot, Devon

£170,000 freehold



SAMPLE MILLS & Co.



**Tudor Road, Newton Abbot,
Devon**

£170,000 freehold

A Terrace 3 bedroom Character Cottage which is situated just off the town centre and is being sold with NO CHAIN. The property offers spacious accommodation over 3 levels and benefits from much charm and character throughout.

The property is conveniently situated for the town centre, all local facilities including shops, schools, A38 and A380 and main London Paddington rail line.

The accommodation internally comprises of entrance vestibule, hallway with downstairs bedroom, and a kitchen/dining room. The Lower Ground Floor comprises of a lounge with feature Clearview log burner and fully lined chimney, and door through to the conservatory providing access onto the rear courtyard garden. There is also a utility area and downstairs bathroom. Upstairs there are 2 further bedrooms, a separate cloakroom and access to loft storage space.

The property benefits from gas central heating and is being sold with NO CHAIN.



Wooden door to:

GROUND FLOOR

Entrance Vestibule

Electric meter. Glazed door to:

Hallway

Laminated wooden flooring. Radiator. Alcove recess.

Bedroom 3

Sash window to the front. Radiator.

Kitchen

Incorporating a range of fitted base units with rolled edge worktop surface areas. Stainless steel drainer. Tap over. Radiator. Laminated flooring. Recess on either side. Range of wall mounted display cabinets. Extractor fan. Sash window. Part tiled walls. Fridge/freezer. Fitted spots.

Staircase off the hallway to:

LOWER GROUND FLOOR

Lounge

Wooden flooring. Feature fireplace. Stone surround. Clearview log burner. Fully lined chimney. Recess slate hearth. Sash window looking to the rear. Radiator. Door to Conservatory. Recess built- shelving. Door through to:

Utility

Storage cupboard. Gas meter. Plumbing for automatic washing machine/tumble dryer. Door through to:

Bathroom

3 Piece suite. Panelled bath. Low level wc. Wash-hand basin. Storage cupboard. Airing cupboard. Part tiled walls.

Conservatory

Wooden frames windows. Door to rear courtyard garden.

FIRST FLOOR

Staircase from the Hallway into the Landing

Lovely feature sash window with outlook over the rear towards the town and over the surrounding area.

Cloakroom

Low level WC.

Bedroom 1

Wooden flooring. Sash window. 2 Recesses, 1 with shelving and storage over. Radiator.

Bedroom 2

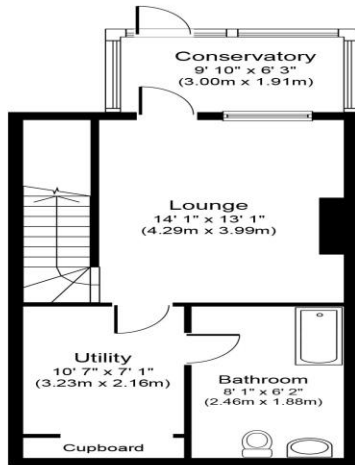
Wooden flooring. Storage cupboard. Wash-hand basin. Sash window. Views over the surrounding area.

Rear courtyard garden

Paved with excellent outlook towards the town centre.



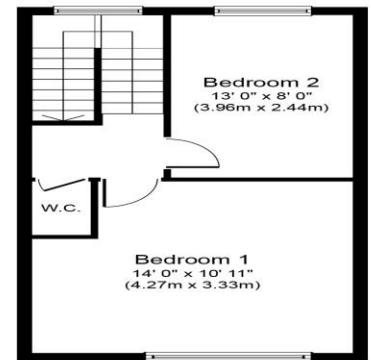
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Lower Ground Floor
Approximate Floor Area
464 sq. ft.
(43.1 sq. m.)



Ground Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)



First Floor
Approximate Floor Area
396 sq. ft.
(36.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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