



**SAMPLE  
MILLS**

**Tudor Road  
Newton Abbot  
Devon**

**£220,000**  
FREEHOLD





Tudor Road, Newton Abbot, Devon

**£220,000 freehold**

A spacious 2 bedroom Town House 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 property is situated in a popular part of town and comprises entrance hallway, open plan lounge/diner, staircase down to the lower ground floor where there is a recently fitted kitchen/breakfast room and downstairs bathroom with 4 piece suite comprising freestanding bath, wash-hand basin, low level w/c and a shower cubicle. Upstairs there are 2 spacious bedrooms and a separate cloakroom.

The property benefits from a rear garden, permit parking, it has a lovely outlook from bedroom 2 over the surrounding area of Newton Abbot and is being sold with **NO CHAIN**.

Viewing is highly recommended.



Composite door to:

### Entrance Hallway

Mat well. Consumer box. Smart meter. Single panelled radiator. Dado rails. Wooden panelling to stairs. Pine door to:

### Open Plan Lounge/Diner

Lounge Area - 3.36m x 2.30m (11'0" x 7'7")

Cross beaded windows looking over the front. Squared arch through to:

Dining Area - 3.91m x 2.70m (12'10" x 8'10")

Vertical uPVC double glazed slider to the rear. Single panelled radiator. Strip pine door to:

### Inner Hallway

Two pine storage cupboards.

### Staircase to half landing

Window looking over the rear. Access to loft area.

### Separate w/c

Wash-hand basin. Low level w/c.

Bedroom 1 - 4.50m x 3.00m (14'9" x 9'10")

Cross beaded wooden frame sash window to front. Built-in storage cupboards below and over. Single panelled radiator.

Bedroom 2 - 4.40m x 2.70m (14'5" x 8'10")

Single panelled radiator. uPVC double glazed window to the rear with views over the surrounding area of Newton Abbot.

### Staircase to Lower Ground Floor

Handrail railings. Useful utility area.

Brand New Kitchen - 4.40m x 4.20m (14'5" x 13'9")

Fitted base units. Worktop surface areas. Upstands. 4 ring gas hob. Built-in stainless steel oven with stainless steel splashback and canopy over. Stainless steel drainer 1½ with mixer tap over. Range of wall mounted cupboards. Understairs storage cupboard which houses the boiler serving hot water and central heating. Stable door provides access to the rear garden. Single panelled radiator. Wooden effect flooring. Door through to:

### Bathroom

Panelled bath. Semi-circular shower with fitted power shower. Chrome fitted towel rail. Tiled walls. Low level w/c. Wash-hand basin. Double panelled radiator. Concealed lighting.

### Outside

A stable door provides access to a walled in rear garden with raised borders, cobbled path and patio area to the rear.

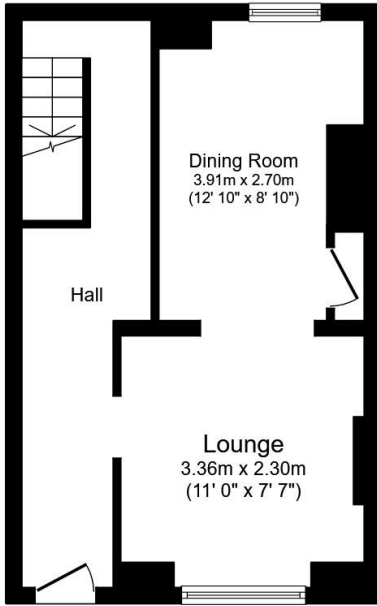
### Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

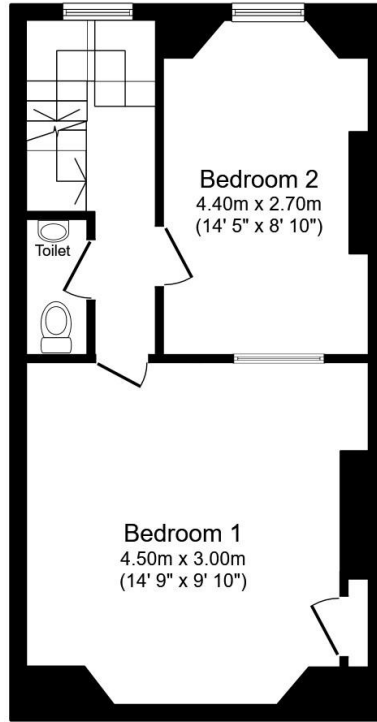
EPC Rating: 'D'

Long Term Floor Risk: Very Low

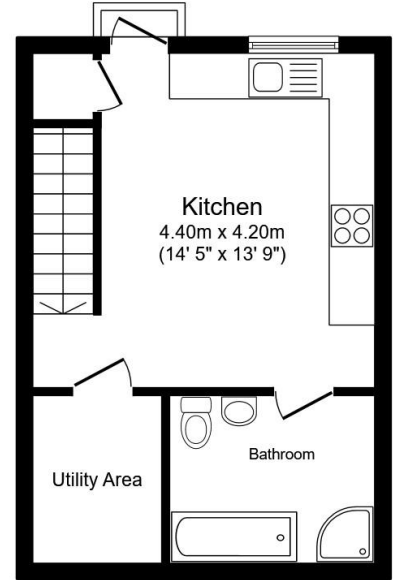




Ground Floor



First Floor



Lower Ground Floor

Total floor area: 104.2 sq.m. (1,122 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   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.