

**SAMPLE
MILLS**



**Coronation Road
Newton Abbot
Devon**

£200,000
FREEHOLD





**Coronation Road, Newton Abbot,
Devon**

£200,000 freehold

An End of Terrace 3 bedroom property situated just off the town centre of Newton Abbot providing easy access for all local amenities.

Internally, the property offers spacious family living accommodation comprising entrance hall, lounge, separate dining room, kitchen, utility, bathroom and WC on the ground floor. Upstairs, there are 3 bedrooms, all of a generous size.

The property benefits from parking to the side for 2 vehicles. The rear garden is laid to paved patio with a stone built storage shed/workshop with power and light. Sold with no onward chain.

The town of Newton Abbot has a good range of facilities and amenities to include both primary and secondary schools, high street and independent shops, leisure centre, gyms, pubs/cafes, hospital and doctors surgeries, as well as fast road and rail links via the A38/A380 and the mainline railway station for onward journeys.



Front
uPVC double glazed stained glass door leading into

Entrance Hall
Laminate flooring. Radiator with cover. Electric meter. Staircase rising to the first floor. Door to

Lounge - 3m 61cm by 3m 30cm (11' 10" by 10' 10")
Feature fireplace with tiled surround and hearth. uPVC double glazed window to front aspect. Laminate flooring. Radiator. TV point. Storage cupboard with shelving to one side of the chimney breast.

Dining Room - 4m 9cm by 3m 40cm (13' 5" by 11' 2")
uPVC double glazed window to rear aspect . Fireplace with mantel over and hearth. Storage cupboards to either side of the fireplace. Understairs storage cupboard. Radiator. Door through to

Kitchen - 3m 81cm by 2m 21cm (12' 6" by 7' 3")
Fitted base units. Stainless steel circular sink and drainer with mixer tap over. Further range of fitted base units with worktops over. Range of wall mounted cupboards. Extractor hood. uPVC double glazed window to side aspect. Tiled flooring. Doors off to Utility and Bathroom.

Utility Room - 6' 11" by 6' 3" (2m 11cm by 1m 90cm)
Plumbing for washing machine and dishwasher. uPVC double glazed door giving access to the rear. uPVC double glazed window. Tiled flooring.

Bathroom
Bath with mixer tap. Wash hand basin. Obscure uPVC double glazed window. Extractor fan. Heater. Circular light. Tiled walls. Tiled flooring.

WC
Low level WC. uPVC obscure double glazed window. Tiled flooring.

FIRST FLOOR

Half Landing
Door off to Bedroom 3. Stairs up to Main Landing.

Main Landing
uPVC double glazed window. Access to loft space.

Bedroom 1 - 4m 70cm by 3m 30cm (15' 5" by 10' 10")
uPVC double glazed window to front aspect. Radiator.

Bedroom 2 - 3m 61cm by 3m (11' 10" by 9' 10")
uPVC double glazed window to rear aspect. Radiator. Feature fireplace. Cupboards to either side of the fireplace, one housing Ideal Logic boiler serving hot water and central heating.

Bedroom 3 - 3m 6cm by 2m 5cm (10' by 6' 9")
uPVC double glazed window. Radiator.

OUTSIDE
The property benefits from parking to the front with fence surround.

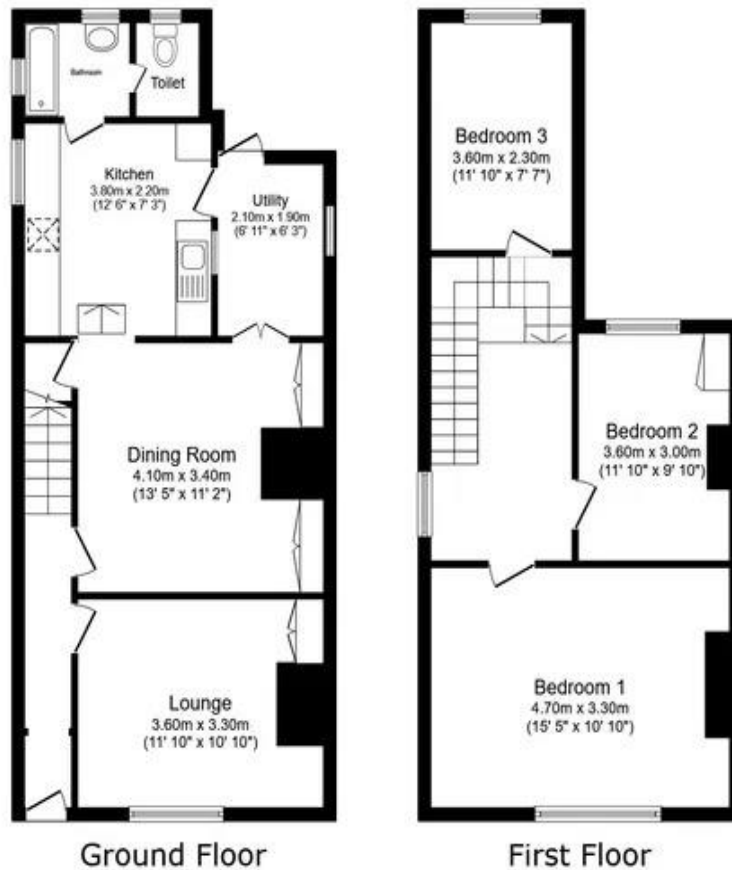
To the rear of the property is a paved courtyard garden with a storage shed, power and light. The rear garden is enclosed by fencing and stone walls.

Agent's note:-
Council Tax Band: 'B' £2111.50 for year 26/27

EPC rating: 'D'

Long Term Flood Risk: Very low





Total floor area: 108.2 sq.m. (1,165 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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.