

SAMPLE MILLS & Co.

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**Culver Mews
Mount Pleasant Road
Newton Abbot**

Price £275,000

www.samplemills.co.uk

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Price: £275,000

ABOUT THE PROPERTY:

This superbly presented 4 bedroom Semi Detached house was built in 2007 in keeping with the Victorian era of the surrounding properties. This stylish home is presented on 3 floors and offers light and airy accommodation. On the ground floor there is an Entrance Hall, a Lounge with an attractive upvc double glazed sash bay window, a downstairs Cloakroom and a wonderful Kitchen/Dining room with integrated appliances and French doors leading into the garden. On the first floor there are 3 Bedrooms, one with an en suite and a family Bathroom. On the second floor there is a further double Bedroom also with an en-suite. The property also benefits from upvc double glazing, gas central heating, an enclosed rear garden and a garage plus parking. The garage is approached via electric gates. Culver Mews is located on the doorstep of Newton Abbot town centre, making it an ideal location for anyone who wants to be able to walk to all local amenities, including Primary and Secondary Schools, doctor's surgeries and the mainline train station. Decoy Country Park, Forde Park and Courtenay Park are all within striking distance.

We strongly recommend an internal viewing, to fully appreciate the accommodation and the superb central location on offer.

Directions

Head east on East Street/A381 toward King Street

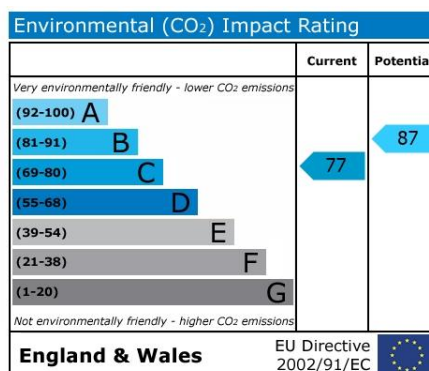
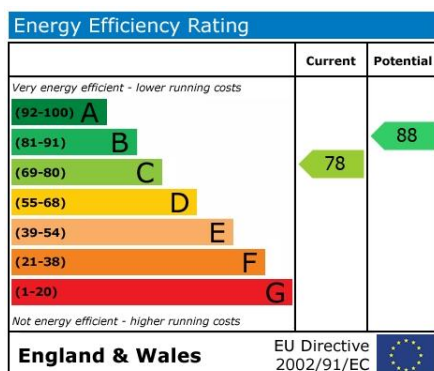
Sharp right at Devon Square

Turn left onto Mount Pleasant Road

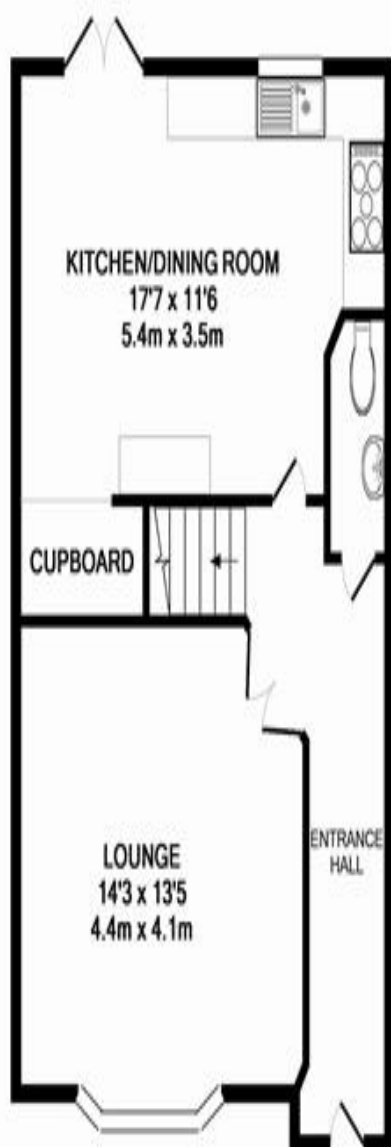
Destination will be on the left.

Disclaimer

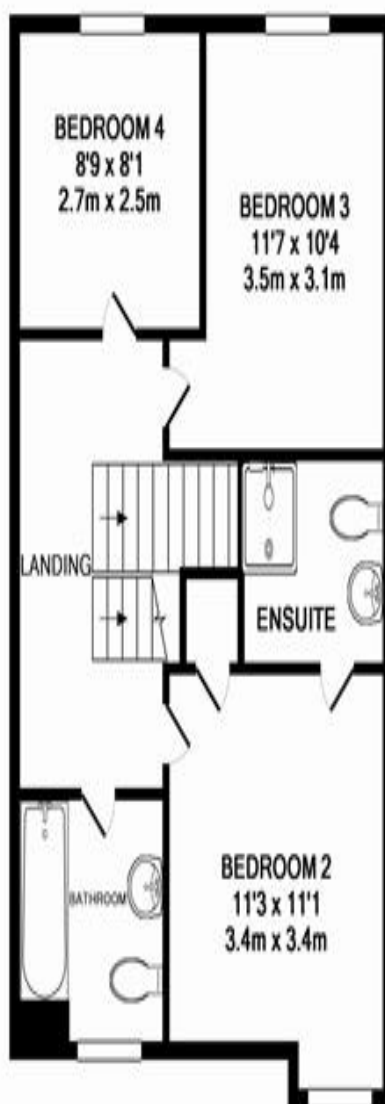
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers 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.







GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

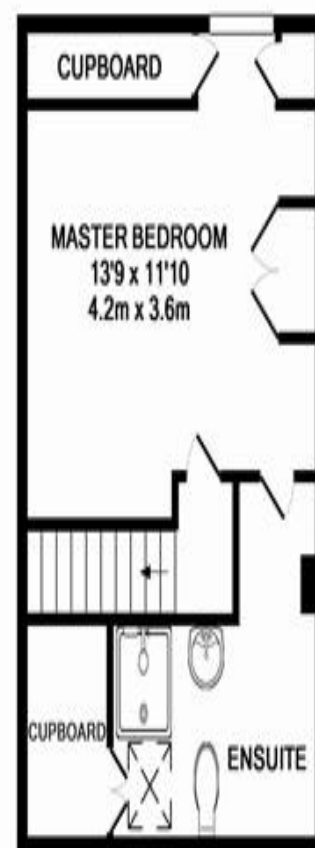


1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.9 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. 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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2ND FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

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