



**SAMPLE
MILLS**

**Tudor Road
Newton Abbot
Devon**

£155,000
FREEHOLD





Tudor Road, Newton Abbot, Devon

£155,000 freehold

Situated just off the town centre this characterful 2 bedroom cottage offers spacious accommodation. For those seeking an older style property viewing is highly recommended.

The property benefits from entrance porch with open plan lounge with a built-in cosy log burner, open plan kitchen area with views over the rear that stretch towards Highweek, Kingsteignton and over the surrounding area.

The accommodation internally comprises lounge, dining area, kitchen, there is a lower ground floor with utility area that has access out onto the larger than average size 'L' shaped rear garden, that also benefits from a courtyard area. Again, views over the surrounding area can be appreciated from the garden, which is level and ideal for those that enjoy the garden life.

Upstairs, the property has a master bedroom with large reception area, toilet and separate bathroom. There is a further staircase that goes up to a second bedroom, which has a Velux window.

Viewing of this property is highly recommended for those seeking a town property with a garden and views over the surrounding area. The property provides easy access for all local facilities, shops, schools, public services and main rail line to London Paddington. This would be ideal for investment, first time buyers or those just seeking a property close to town.



uPVC double glazed door to:

Entrance Vestibule

Tiled flooring. Cupboard housing gas meter. Double glazed boxed bay window looking over the front. Exposed stone fireplace with log burner. Coving to ceiling. Single panelled radiator. Recess with shelving. Wood paneling to the wall. Door providing access down to the rear. Thermostat control for central heating. Glass paneling onto:

Open Plan Lounge/Dining Area – 22'4" x 11'8" (6.81m x 3.56m)

Double glazed boxed bay window looking over the front. Exposed stone fireplace with log burner. Coving to ceiling. Single panelled radiator. Recess with shelving. Wood paneling to the wall. Door providing access down to the rear. Thermostat control for central heating. Latch door to:

Staircase down to Lower Ground Floor

Wooden paneling. Single panelled radiator. Exposed stone to wall. uPVC double glazed door providing access onto the rear garden.

Kitchen Area – 9'10" x 8'11"

Incorporates a range of fitted base units with rolled edge worktop surface areas. 4 Ring gas hob. Built-in single oven. Extractor fan over. Tiled walls. Wall mounted cupboards. Double glazed window with views over the surrounding area towards Kingsteignton, Highweek and over.

Staircase off the Ground Floor kitchen area onto:

Landing/Reception Area – 20'11" x 10'0" (6.38m x 3.05m)

Built-in storage cupboards. Airing cupboard. Further storage. Doors off to:

Master Bedroom – 11'0" x 10'0 (3.35m x 3.05m)

Double glazed window overlooking the front. Built-in wardrobe. Single paneled radiator.

Bathroom

Comprising vanity wash-hand basin. 'P' shaped bath with screen. Tiled walls. Obscure glazed window. Chrome fitted radiator. Circular light.

Separate Cloakroom

Fitted Ideal boiler. Low level WC. Wash-hand basin. Obscure glazed window.

Further staircase to:

Bedroom 2 – 8'2" x 11'8" (max measurement – restricted head height)

Velux window. Views over. Storage areas. Shelving.

Lower Ground Floor

Storage cupboard. Double glazed door to rear. Water meter. Tap.

Utility Area – 7'0" x 4'6" (2.13m x 1.37m)

Fitted basin with taps over.

OUTSIDE

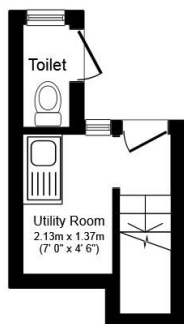
'L' shaped larger than average size level with patio area outside storage views over the surrounding area Knowles hill, Kingsteignton and over.

AGENTS NOTE

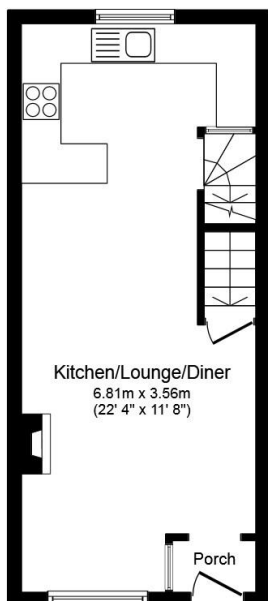
Council Tax Band: B - £1518.46

EPC Rating 'D'

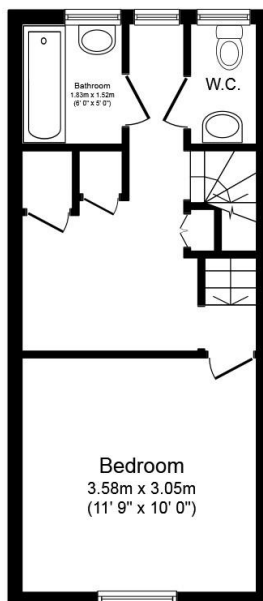




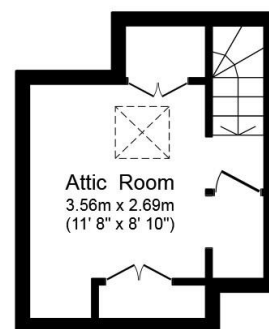
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 80.7 sq. m. (869 sq. ft.) approx

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

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

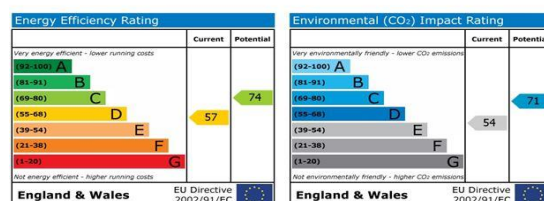
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopa.co.uk

PrimeLocation.com



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.

S712 Ravensworth 0191 917 9331