



**SAMPLE
MILLS**

**Roberts Way
Newton Abbot
Devon**

£200,000
FREEHOLD





Roberts Way, Newton Abbot, Devon

£200,000 freehold

A 3 bedroom semi detached property situated in the popular residential area of Highweek providing easy access for all local amenities.

The property has been well maintained by the current vendors and is offered to the market in excellent order throughout.

The accommodation internally comprises entrance hall, utility room, lounge/dining room, kitchen, 3 bedrooms and family bathroom.

Further features include gardens to the front and rear which have been superbly maintained, double glazing and gas central heating.

An early viewing is highly recommended to appreciate the well presented accommodation and gardens on offer.



Storm Porch

Outside light uPVC double glazed door leading into

Entrance Hall

Wood effect laminate flooring. Radiator. Coved ceiling. Understairs storage cupboard. Door to

Utility Room

Plumbing for washing machine. Space for further appliance. Worktop. uPVC double glazed window to front aspect. Storage cupboard housing consumer unit.

Lounge/Dining Room

Feature fireplace with wooden surround, brick hearth and mantel over. uPVC double glazed window to front aspect. Radiator. TV point. Coved ceiling. Further uPVC double glazed window to rear aspect.

Kitchen

Range of fitted base units with rolled edge worktop surface areas. Stainless steel sink drainer unit with mixer tap. Further range of fitted base units with worktops over. Matching range of wall mounted cupboards. uPVC double glazed window. uPVC double glazed door to rear garden. Part tiled walls. Built in oven with stainless steel extractor hood above. Coved ceiling. Fitted spotlamps.

Dog-leg staircase rises to the first floor LANDING

uPVC double glazed window. Access to loft area. Smoke detector. Built in airing cupboard housing Worcester boiler serving hot water and gas central heating.

Bedroom 1

uPVC double glazed window to rear aspect. Coved ceiling. Radiator.

Bedroom 2

uPVC double glazed window to front aspect. Coved ceiling. Radiator. Fitted wardrobe.

Bedroom 3

uPVC double glazed window to rear aspect offering pleasant views over the surrounding area. Coved ceiling. Radiator.

Bathroom

3 piece suite comprising panelled bath. Wash hand basin. Low level WC. Part tiled walls. uPVC double glazed piano window. Radiator. Fitted mirror. Fitted spotlamps.

OUTSIDE

To the front of the property a path leads up to the front door with gravelled areas enclosed by a low wall.

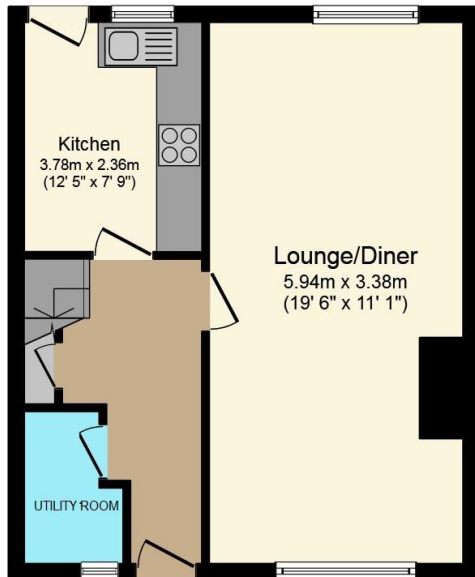
To the rear of the property is an enclosed rear garden accessed via wooden steps. The rear garden has been landscaped and is well tended comprising a level lawn and patio area with seating space. Timber shed. Wooden fence surrounding. Side access gate.

AGENTS NOTE

Council tax band: 'B' £1576.12 for year 20/21.

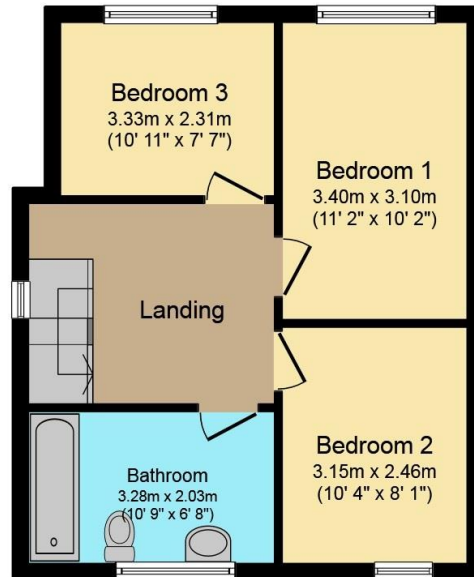
EPC rating: 'D'.





Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



First Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 83.0 sq. m. (893 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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3 Bank Street
Newton Abbot
TQ12 2JL

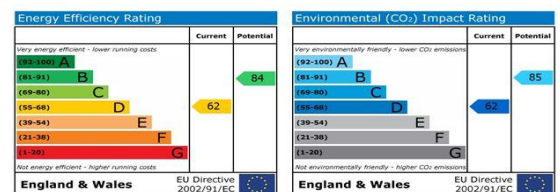
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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