



**SAMPLE
MILLS**

**Wolborough Street
Newton Abbot
Devon**

£150,000
FREEHOLD





Wolborough Street, Newton Abbot, Devon

£150,000 freehold

This 2 bedroom Mid Terrace property is situated just off the town centre of Newton Abbot, and is located within easy walking distance of the town centre, and all local amenities to include shops, Primary and Secondary schools, public services and the mainline rail link to London/Paddington.

The accommodation comprises entrance hall opening through to a lounge/dining room with 2 feature fireplaces, kitchen and downstairs bathroom. Upstairs there are 2 double bedrooms, the master having feature fireplace.

Further features include gas central heating, uPVC double glazing and courtyard garden.



uPVC part double glazed door opening through to:

Entrance Hall

Door opening through to:

Lounge/Dining Room

Lounge Area – 9'11" x 9'3" (3.02m x 2.82m)

Electric fire set within feature fireplace on hearth. TV point. Telephone point. uPVC double glazed window to front aspect. Double panelled radiator. Opening through to:

Dining Area – 10'3" x 9'10" (3.12m x 3.00m)

Electric fire set within feature fireplace on hearth with cupboard space either side. Under stairs storage cupboard. Staircase rising to first floor. Double panelled radiator. Opening through to:

Kitchen – 13'0" x 10'7" (3.96m x 3.23m)

Inset stainless steel 1½ bowl sink unit with mixer tap. Fitted matching wall and base units. Worktop surface areas. 4 ring gas hob with extractor hood above and electric oven beneath. Integrated dishwasher. Plumbing for washing machine. Recess for large fridge/freezer. Wall hung gas boiler for hot water and central heating system. Laminated worktop surface areas. Skylights. Radiator. uPVC double glazed window. Laminate flooring. Partly tiled walls. uPVC double glazed door to outside.

Door to:

Bathroom – 7'9" x 5'6" (2.37m x 1.68m)

4 piece suite comprising panelled bath. Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level WC. Fully tiled walls. Tiled floor. Radiator. Obscure uPVC double glazed window.

First Floor Landing

Hatch to roof space.

Bedroom 1 – 12'11" x 10'1" (3.94m x 3.07m)

Feature fireplace with mantle surround. Radiator. uPVC double glazed window to front.

Bedroom 2 – 11'0" x 9'7" (3.35m x 2.92m)

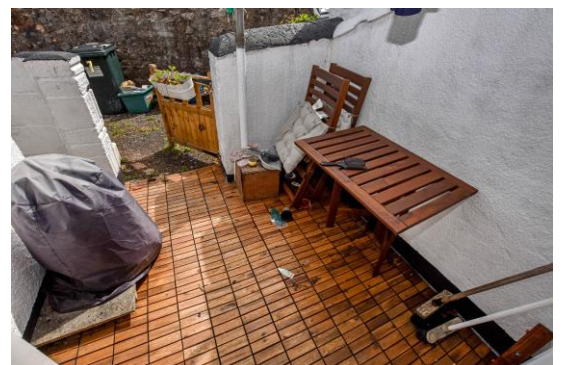
Mirror fronted built-in wardrobe. Radiator. uPVC double glazed window overlooking the rear. Laminate flooring. Spot light points.

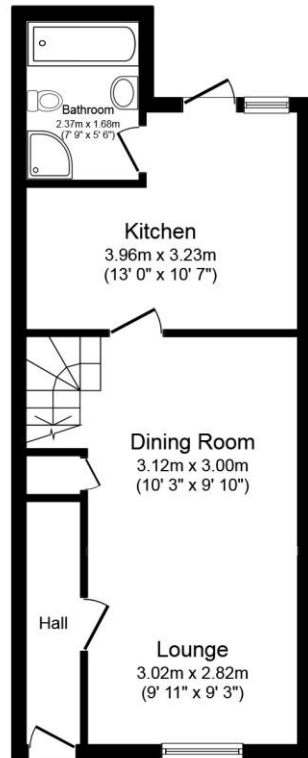
OUTSIDE

To the rear of the property is an enclosed area laid to block wood for ease of maintenance, with a rear gate providing pedestrian access. There is also an outside light.

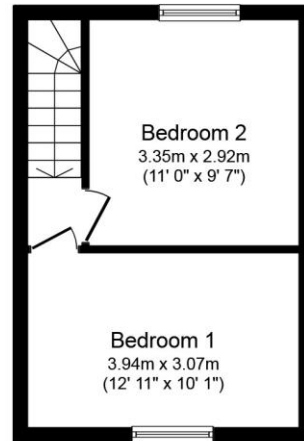
AGENTS NOTE:

Council Tax Band: 'B' £1576.12 for 2020/2021





Ground Floor



First Floor

Total floor area 64.0 sq. m. (689 sq. ft.) approx

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

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Newton Abbot
TQ12 2JL

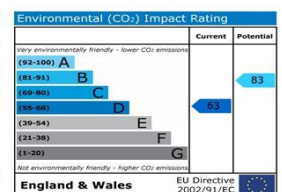
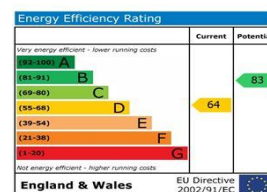
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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