

**SAMPLE
MILLS**



**Powderham Road
Newton Abbot
Devon**

£325,000

FREEHOLD





Powderham Road, Newton Abbot, Devon

£325,000 freehold

Built on the edge of Wolborough Hill this Detached 1950s property occupies a larger than average sized plot with commanding views over the Newton Abbot area.

The property is approached via its own private driveway with garage/carport and ample parking.

The accommodation comprises entrance porch, entrance hall, lounge with wood burner set within feature fireplace, separate dining room, kitchen, utility and reception room 3. Upstairs, there are 3 bedrooms and a shower room with walk-in double shower cubicle.

The property will need refurbishment and updating and is sold with **NO CHAIN**.



Double doors opening through to:

Entrance Porch

Glazed door opening through to:

Entrance Hall

Single panelled radiator. Under stairs storage cupboard. Central heating thermostat. uPVC double glazed window. Staircase rising to first floor. Door to:

Cloakroom

Low flush suite. uPVC double glazed window.

Lounge – 13'4" x 12'2" (4.06m x 3.71m)

Wood burner set within feature fireplace on tiled hearth with mantle surround. uPVC double glazed window overlooking the front and enjoying views over towards Highweek Church and over towards Knowles Hills and Kingsteignton and countryside beyond. Double panelled radiator. TV point. Picture stained glass window. Two wall light points.

Dining Room – 13'2" x 9'1" (4.01m x 2.77m)

Fitted gas fire with built-in cupboards either side. Window seat. Double panelled radiator. uPVC double glazed window enjoying similar views to that of the lounge. Opening through to:

Kitchen – 7'8" x 6'10" (2.34m x 2.08m)

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Space for further appliance. Partly tiled walls. uPVC double glazed window.

Reception Room 3 – 12'2" x 8'0" (3.71m x 2.44m)

Single panelled radiator. Ornamental recess to dado height. uPVC double glazed double doors providing access to the garden. Similar views to that of the lounge and the dining room. Door to:

Utility Room – 8'0" x 5'5" (2.44m x 1.65m)

Inset wash-hand basin with drawer space below. Plumbing for washing machine. Wall units. Hatch to roof space. Hard wood door. Door leading to outside.

First Floor Landing

Walk-in airing cupboard housing tank with electric immersion. Telephone point.

Bedroom 1 – 10'8" x 9'11" (3.25m x 3.02m)

Three built-in cupboards. Double panelled radiator. uPVC double glazed window enjoying views over towards Bakers Park.

Bedroom 2 – 10'7" x 8'11" (3.23m x 2.72m)

Built-in wardrobes. Single panelled radiator. uPVC double glazed window enjoying views over towards Kingsteignton and countryside beyond in addition to Powderham Park.

Bedroom 3 – 10'8" x 6'0" (3.25m x 1.83m)

Built-in wardrobes. Single panelled radiator. uPVC double glazed window enjoying similar views to bedroom 2.

Shower Room and WC – 12'9" x 9'1" (3.89m x 2.77m)

Walk-in double shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level WC. Radiator. Obscure single glazed window.

OUTSIDE

The property is set off Powderham Road standing in its own grounds predominately laid to lawn and stocked with a host of mature trees, bushes, shrubs and plants on a level plot. There is also a garden shed, concrete patio area and sweeps around to the side. In addition to the other side of the property is a further garden laid to lawn, again with mature bushes affording a great deal of privacy where there is also a garden shed. There is a garage plus ample off road parking.

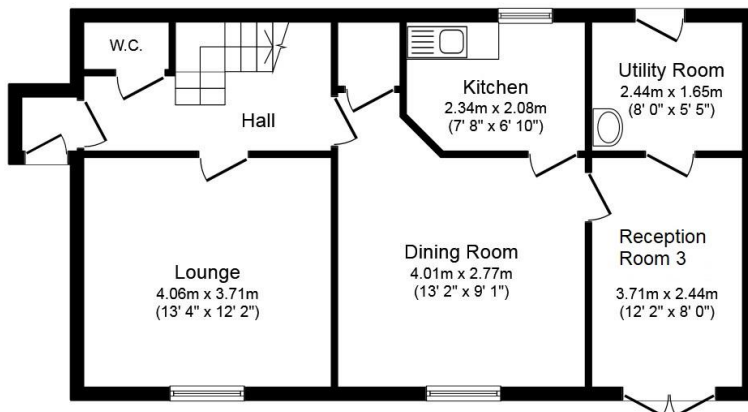
AGENTS NOTE

Subject to the necessary Planning consents, a further dwelling could be constructed within the grounds of the property.

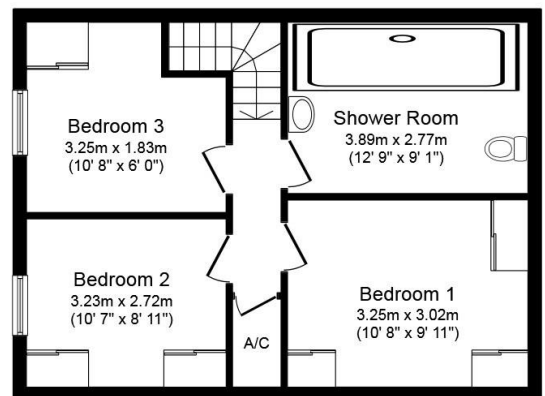
Council Tax Band: D - £2026.44 for 2020/21

EPC Rating: 'E'





Ground Floor



First Floor

Total floor area 112.0 sq. m. (1,206 sq. ft.) approx

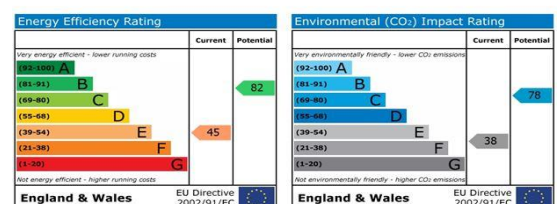
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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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.