

**SAMPLE
MILLS**



**Jubilee Road
Newton Abbot
Devon**

£260,000
FREEHOLD





Jubilee Road, Newton Abbot, Devon

£260,000 freehold

A 3 bedroom Semi-Detached property situated just off the town centre where a good range of amenities can be found, including shops, primary and secondary schools, leisure centre, the main rail line to London Paddington and easy road links to the A380/A38. The property is also located within a short walk of Bakers Park where there is a play area for children and a pleasant river walk. Public footpaths at the top of the road lead to countryside walks and an alleyway at the bottom of Jubilee Road gives access to the town centre within just a few minutes' walk.

The internal accommodation comprises entrance hallway leading to a good sized lounge/dining room, kitchen and downstairs shower room. Upstairs, there are 3 bedrooms and a further bathroom.

Other benefits include gas central heating, double glazing, off road parking and gardens front and rear.

Viewing is recommended.



uPVC double glazed door to:

Entrance Hallway

Glazed door through to:

Lounge/Dining Room – 6.70m x 3.60m (22'0" x 11'10")

uPVC double glazed window. Concealed lighting. Textured ceiling. Understairs recessed area. Chrome fitted radiator. uPVC double glazed doors onto the rear garden. Sapele door to:

Kitchen – 2.90m x 2.50m (9'6" x 8'2")

A range of fitted base units. Worktop surface areas. Drainer 1½ with taps over. Wall mounted cupboards. Prep area. Gas/electric cooker point. Recessed area for tumble dryer and washing machine. Double glazed window to side. Double glazed door to rear. Glazed door through to:

Downstairs Cloakroom

Shower. Wash-hand basin. Low level w/c. Worcester boiler. Double glazed windows.

Staircase off the lounge/dining room to half landing

Steps up to main landing. Recessed areas. Access to loft area. Door off to:

Master Bedroom – 4.20m x 3.10m (13'9" x 10'2")

uPVC double glazed window looking over the front. Double panelled radiator.

Bedroom 2 – 3.40m x 2.60m (11'2" x 8'6")

Double glazed window to the side. Single panelled radiator. Built-in wardrobe.

Bedroom 3 – 2.50m x 2.10m (8'2" x 6'11")

Built-in wardrobe with hanging rails and shelving. Double glazed windows to the rear.

Bathroom

Comprising 3 piece suite. Low level w/c. Vanity wash-hand basin. Panelled bath, shower screen with shower. Tiled walls. Chrome fitted towel rail. Concealed lighting. Obscure glazed window.

Outside

To the front of the property, is a wrought iron gate with path leading to the front door. The garden has a wall surround, lawned area and patio area. There is also a drive to the side for off road parking.

To the rear of the property, there is a lawned area, patio area and decked area with outbuilding.

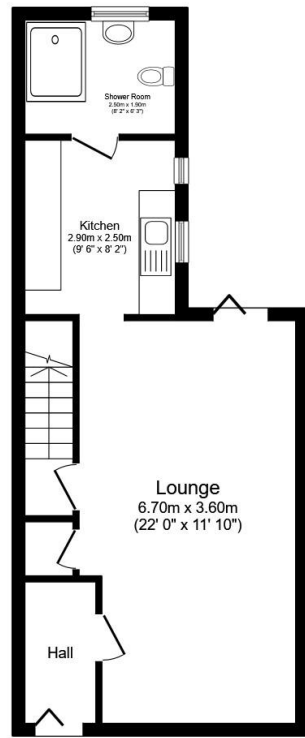
Agent's Note

Council Tax Band: 'C' £2413.13 for 2026/27

EPC Rating: 'D'

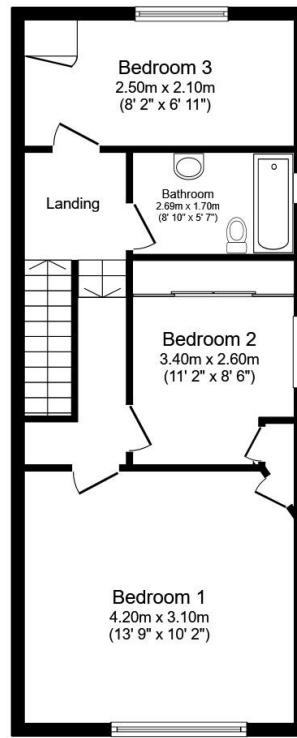
Long Term Flood Risk: Very Low





Ground Floor

Floor area 42.7 sq.m. (459 sq.ft.)



First Floor

Floor area 52.5 sq.m. (565 sq.ft.)

Total floor area: 95.2 sq.m. (1,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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