



Milber, Newton Abbot

2x  1x 

ENERGY
RATING
D60

- Video Walk-through Available
- No Upward Chain
- Detached Bungalow
- 2 Double Bedrooms
- Lounge & Dining Room
- Kitchen with Rayburn
- Shower Room & Lean-to Utility
- Front & Rear Gardens
- Driveway & Garage
- Much Potential

Guide Price:
£225,000
FREEHOLD

6 Mayflower Avenue, Newton Abbot, TQ12 4AR



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A detached bungalow situated in a tree lined cul-de-sac in the well-established and sought-after Milber area of Newton Abbot. In the same ownership for many years and all perfectly habitable the property does lend itself to degree of modernisation and improvement allowing a buyer to make their own mark on their new home. The property has had a new tiled roof covering fitted earlier this year, and benefits from a gas central heating system and double-glazed window. To the side is a single garage with remote door with a driveway in front providing an additional parking space. The gardens are privately enclosed, the front landscaped with ease of maintenance in mind, whilst at the rear the garden is mature and somewhat overgrown, slopping up from the rear of the bungalow.

The location offers quick and easy access to the A380 South Devon Link Road with Newton Abbot's town centre and its wide range of facilities, less than a mile away.

The Accommodation:

The accommodation includes a lounge with picture window which opens directly to a dining room with rear lobby/utility room off. Overlooking the rear is the kitchen with a Rayburn. There are 2 bedrooms and a shower room/WC.

Outside:

Front and rear gardens the rear slopping upwards from the property and currently somewhat overgrown.

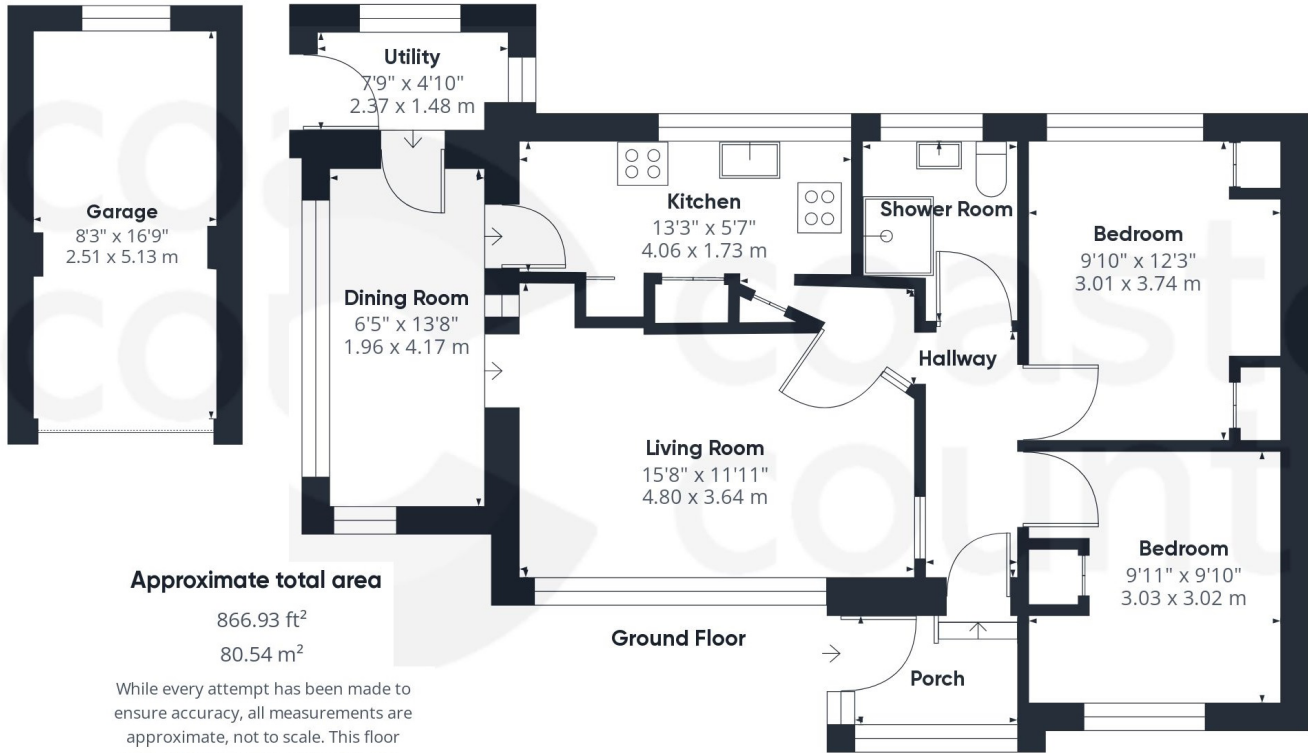
Parking:

Garage and driveway in front.

Directions:

From the Penn Inn roundabout take the Shaldon Road exit and then right at the lights into St Marychurch Road and Mayflower is off to the right hand side after around 200 metres.





Approximate total area

866.93 ft²

80.54 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Extended in the past, the agents have not seen any paperwork.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.