



**SAMPLE
MILLS**

**Barton Drive
Newton Abbot
Devon**

£215,000
FREEHOLD





Barton Drive, Newton Abbot, Devon

£215,000 freehold

A Mid Terrace 2 bedroom home forming part of this modern residential development, close to the local shop, primary and secondary schools, and bus routes into Newton Abbot town centre with its further range of facilities and amenities.

The accommodation comprises entrance hall, lounge/dining room, kitchen, 2 double bedrooms and a bathroom/WC.

The property also has gas central heating, uPVC double glazing, gardens to the front and rear and a garage in a block nearby.

Being offered with **NO ONWARD CHAIN**, the property will be an ideal first time buy or investment opportunity and viewing is highly recommended



uPVC part double glazed door with side screen opening through to

Entrance Hall

Radiator. Staircase rising to first floor. Door opening through to

Lounge/Dining Room – 5.11m x 3.56m (16'9" x 11'8")

Radiator. TV point. uPVC double glazed window overlooking the rear. Understairs storage cupboard. uPVC double glazed door to the rear garden.



Kitchen – 3.12m x 1.73m (10'3" x 5'8")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Plumbing for automatic washing machine. Built in 4 ring electric hob and extractor hood above and electric oven beneath. Space for fridge freezer. Partly tiled walls. One of the cupboards housing gas combination boiler for hot water and central heating system. uPVC double glazed window to front aspect.



First Floor Landing

Hatch to roof space.

Bedroom 1 – 3.56m x 3.05m (11'8" x 10'0")

Radiator. uPVC double glazed window to rear aspect.

Bedroom 2 – 3.56m x 3.20m (11'8" x 10'6")

Radiator. Telephone point. uPVC double glazed window to front aspect. Built in shelved cupboard.

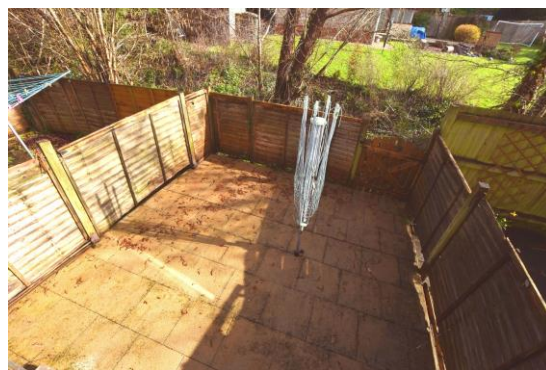


Bathroom/WC – 2.26m x 1.68m (7'5" x 5'6")

Panelled bath with fitted shower. Pedestal wash hand basin. Low level w/c. Partly tiled walls. Extractor fan. Radiator.

Outside

To the front of the property, there is a garden laid to lawn with pathway approach and range of plants and shrubbery. There is also an area laid to gravel.



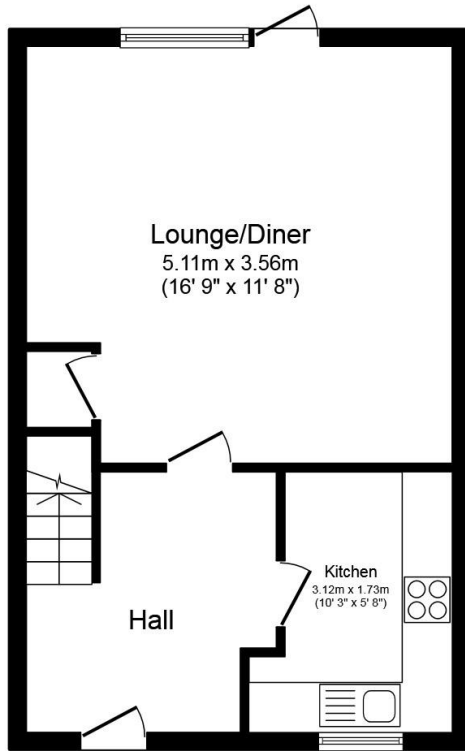
To the rear of the property, there is an area which is predominantly laid to patio. There is also a gate providing rear pedestrian access. In addition, there is a Garage in a block nearby with up and over door.



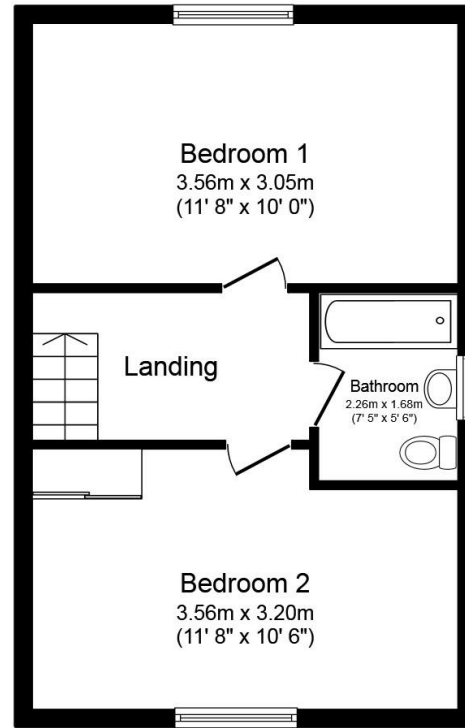
Agents Note

Council Tax Band: 'B' £1919.67 for year 24/25

EPC rating: 'C'



Ground Floor



First Floor

Total floor area 84.0 sq.m. (904 sq.ft.) approx

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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.