

**SAMPLE  
MILLS**



**Torquay Road  
Newton Abbot  
Devon**

**£375,000**

**FREEHOLD**





Torquay Road, Newton Abbot,  
Devon

**£375,000 freehold**

An elegant Victorian Detached period home in need of complete updating and renovation, situated just off Newton Abbot town centre with its range of facilities and amenities including doctors, dentists, schools, shops, parks, tennis courts, leisure centre, gyms, cinema, library, racecourse, bus services, main rail line to London Paddington, A38, A380 and link road to Torbay.

The accommodation comprises an entrance porch opening through to entrance hall, lounge, separate dining room, separate breakfast room and kitchen, together with a utility room and downstairs cloakroom. On the first floor are 4 bedrooms, a bathroom and w/c, together with a kitchenette. From the landing, stairs rise up to the second floor where there are 2 further bedrooms and a store room.

The property has gas central heating, some uPVC double glazing, gardens front, side and rear and off road parking, together with an improved boiler and roof which is approximately 10 years old.

The property is in need of modernisation and renovation and would be an ideal family home or investment opportunity.

The property is being offered with **NO CHAIN**.



## GROUND FLOOR

Hard wood door opening through to:

**Entrance Porch**

Cupboard housing electric meter. Part glazed door opening through to:

**Entrance Hall**

Radiator. Central heating thermostat. Staircase for first floor. Understairs storage cupboard.

**Cloakroom**

Low flush suite. Wall mounted wash-hand basin. Heated towel rail. uPVC double glazed window.

**Lounge – 6.17m x 4.06m (20'3" X 13'4")**

Victorian fireplace on tiled hearth with mantle surround. TV aerial point. Two radiators. Picture rail. Ceiling rose. Cornice to ceiling. uPVC double glazed full height bay window overlooking the garden.

**Dining Room – 4.42m x 4.01m (14'6" X 13'2")**

Two radiators. uPVC double glazed windows to two aspects overlooking the side and rear. Ceiling rose. Picture rail. Cornice to ceiling.

**Breakfast Room – 3.73m x 3.51m (12'3" X 11'6")**

Built-in cupboards. One of which houses gas boiler. uPVC double glazed window. Radiator. Opening through to:

**Kitchen – 4.11m x 3.58m (13'6" X 11'9")**

Inset stainless steel double drainer sink unit. Fitted wall and base units. Worktop surface areas. Plumbing for washing machine. Built-in 4 ring electric hob with extractor hood above. Partly tiled walls. uPVC double glazed windows to two aspects. Door through to the rear hall which has a door back to the front. Door to the rear garden. Door into:

**Utility Room – 1.93m x 1.75m (6'4" X 5'9")**

Power and light. Plumbing for washing machine.

## FIRST FLOOR HALF LANDING

**Bathroom**

Panelled bath with shower mixer tap attachment. Partly tiled walls. Radiators. Built-in shelved airing cupboard housing tank.

**Separate W/C**

Low flush suite. Wall mounted wash-hand basin. Radiator.

**Main Landing**

Staircase to second floor.

**Bedroom 1 – 4.47m x 4.17m (14'8" X 13'8")**

Range of built-in wardrobes. Sink unit. uPVC double glazed windows. Ceiling rose. Radiator.

**Bedroom 2 – 4.88m x 4.32m (16'0" X 14'2")**

Double panelled radiator. uPVC double glazed window to front. Corner vanity unit with cupboard space below.

**Kitchenette – 2.34m x 3.56m (7'8" X 6'6")**

Stainless steel single drainer sink unit. Wall and base units. Worktops. Sash window. Radiator.

**Bedroom 3 – 4.32m x 3.56m (14'2" X 11'8")**

Feature cast iron Victorian fireplace with cupboard either side. Vanity unit with inset sink unit and vanity unit below. Double panelled radiator. Sash window to front.

**Bedroom 4 – 3.78m x 2.84m (12'5" X 9'4")**

Radiator. Inset wash-hand basin. Cupboard space. Built-in shelved wardrobe. Sash window to side.

## SECOND FLOOR LANDING

Radiator.

**Bedroom 5 – 4.01m x 3.71m (13'2" X 12'2")**

Window to front enjoying distant views over towards Kingsteignton and countryside beyond. Radiator.

**Bedroom 6 – 3.35m x 2.82m (11'0" X 9'3")**

Radiator. Built-in cupboards. Sash window to front.

**Store Room – 3.18m x 1.22m (10'5" X 4'0")**

Wash-hand basin. Eaves storage. Additional storage to the front.

## OUTSIDE

To the front of the property, is a garden mainly laid to lawn with various mature bushes, plants and shrubs. There is a summerhouse and it sweeps around to the side.

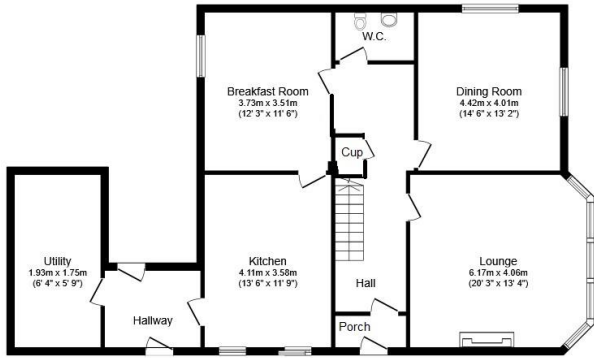
To the rear of the property there are outbuildings with an area which has been laid to patio, which could provide off road parking, however, there is off road parking for one car to the potentially front. There is also an aluminum greenhouse, outside shed and rear gate giving both pedestrian and potential vehicular access.

## AGENTS NOTE

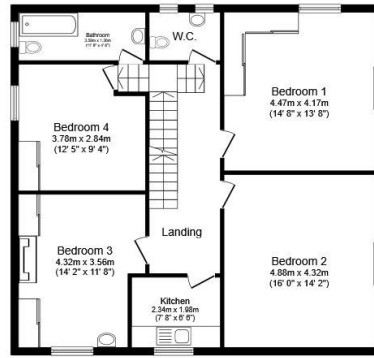
Council Tax Band: 'E' £3016.61 for 2024/25

EPC Rating: 'D'

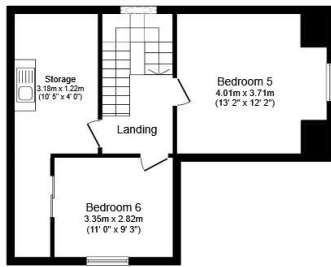




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 258.8 m<sup>2</sup> (2,785 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		83   B
69-80	C		
55-68	D	57   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.