

**SAMPLE
MILLS**



**Wood View
Newton Abbot
Devon**

£335,000
FREEHOLD





Wood View, Newton Abbot, Devon

£335,000 freehold

Sold with no onward chain, this deceptively spacious 4 bedroom reverse level detached property is situated in the Bradley Vale area of Newton Abbot, and enjoys some outstanding views towards Bakers Park and the surrounding area which can be appreciated from the principle rooms.

The accommodation would be ideal for a growing family and comprises 2 reception rooms with a shared veranda to further enjoy the outstanding views, kitchen and cloakroom on the ground floor.

A staircase leads down to the lower ground floor where there are 4 bedrooms, master en suite, plus a separate family bathroom.

The property benefits from an attached garage, driveway parking, and gardens to the front and rear.

Viewing is highly recommended for purchasers who are looking to carry out some updating works on a spacious detached property in this popular residential area.



Hardwood door leading into

Entrance Hall

Coving to textured ceiling. Access to loft space. Smoke detector. Thermostat control for central heating.

Cloakroom 5'8" x 3'3" (1.73m x 0.99m)

Low level WC. Single panelled radiator. Wash hand basin. Obscure glazed window. Coving to textured ceiling.

Kitchen 11'4" x 8'4" (3.5m x 2.5m)

Range of fitted base units with rolled edge worktop surface areas. One and a half bowl sink drainer unit with mixer tap over. Part tiled walls. Matching range of wall mounted cupboards. Stainless steel extractor fan. Strip spotlamps. Coving to textured ceiling. Wall mounted Ideal boiler serving hot water and gas central heating. Storage cupboard with integrated fridge and freezer. Space for cooker point. Wood framed double glazed window to front aspect.

Lounge 17' x 11'4" (5.1m x 3.4m)

Feature fireplace with surround, insert and mantel over. Wood framed double glazed window to side aspect. Patio doors opening onto the veranda running the full width of the property providing open views towards Bakers Park and surrounding area. Dado rail. Coving to textured ceiling. Fitted spotlamps.

Dining Room 9'7" x 9'3" (2.9m x 2.8m)

Patio doors opening onto the veranda running the full width of the property and enjoying the same views as the lounge. Single panelled radiator. Coving to textured ceiling. Smoke detector.

Staircase leading down to the Lower Ground Floor:-

Hall

Strip lighting. Understairs storage cupboard. Airing cupboard with hot water tank and fitted shelving.

Bedroom 1 13'8" x 11'4" (4.16m x 3.47m)

Double glazed patio doors leading onto the rear patio area. Single panelled radiator. Built in double wardrobes with hanging rails and shelving.

En Suite Shower Room 11'4" x 5'3" (3.47m x 1.61m)

Tiled shower cubicle with Mira shower. Low level WC. Wash hand basin. Obscure double glazed wood framed window. Coving to textured ceiling. Circular light. Shaver point and socket.

Bedroom 2 8'6" x 6'10" (2.59m x 2.09m)

Wood framed double glazed window to side aspect. Single panelled radiator. Coving to textured ceiling.

Bedroom 3 10'4" x 9'8" (3.15m x 2.93m)

Wood framed double glazed window to rear aspect. Single panelled radiator. TV point.

Bedroom 4 10'10" x 8'5" (3.29m x 2.56m)

Wood framed double glazed window to side aspect. Single panelled radiator.

Inner Hall

Door off to

Bathroom 8'5" x 5'9" (2.56m x 1.76m)

3 piece suite comprising panelled bath. Low level WC. Wash hand basin. Tiled walls. Extractor fan. Single panelled radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking which leads up to the Attached Garage 16'8" x 8'6" (5.08m x 2.6m) with metal up and over door, power and light. Path leads up to the front door with a gravelled area to the front for ease of maintenance.

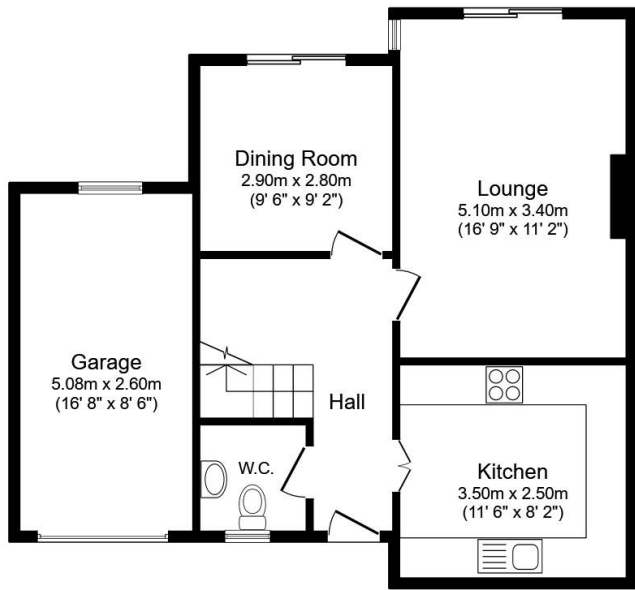
The rear garden is laid over 2 levels and comprises a level lawn area and paved patio, ideal for barbecues and entertaining. There is a further area of lawn and a part vegetable plot if required.

AGENTS NOTE:

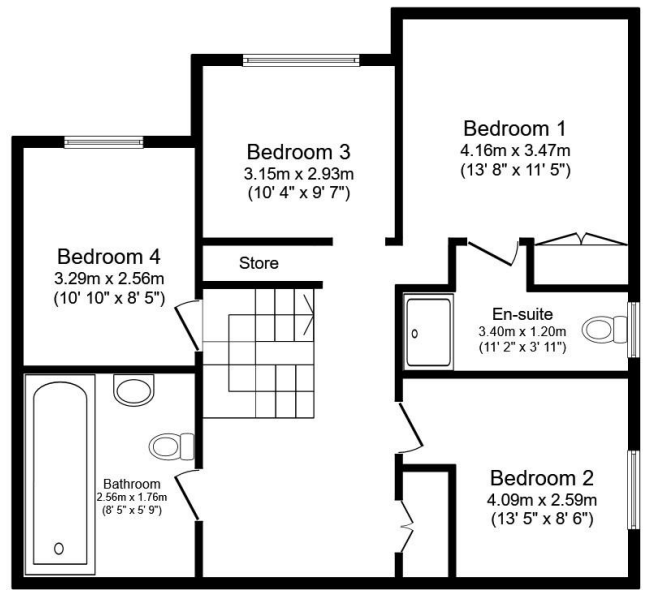
EPC rating: 'E'

Council tax band: 'E' £3016.61 for year 24/25





Ground Floor
Floor area 63.3 m² (681 sq.ft.)



First Floor
Floor area 69.1 m² (744 sq.ft.)

TOTAL: 132.4 m² (1,425 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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.