

**SAMPLE  
MILLS**



**Haytor Terrace  
Newton Abbot  
Devon**

**£225,000**  
FREEHOLD







**Haytor Terrace, Newton Abbot,  
Devon**

**£225,000 freehold**

A spacious Victorian bay fronted Town House laid over 4 levels situated within easy walking distance of the town centre providing easy access for all local amenities to include shops, schools, doctors, A380, A38, M5 motorway, link road to Torbay/Exeter and the main rail line to London Paddington.

The property boasts many original features and benefits from excellent ground floor living accommodation, and enjoys great views from the rear bedrooms over the town centre and beyond.

The accommodation briefly comprises entrance hall, a large open plan lounge/diner and bathroom with underfloor heating on the ground floor. A staircase leads down to the Lower Ground Floor where there is a kitchen with built-in oven and hob and a utility room.

On the first floor there are 3 spacious bedrooms with pleasant views over the surrounding area. The property also benefits from a boarded attic room with Velux window.

Further features include uPVC double glazing, gas central heating and courtyard gardens front and rear.

There is residents parking with permit available.

Viewing is highly recommended.





## GROUND FLOOR

Part glazed door to:

### Entrance Vestibule

Wooden panelling to the walls. Glazed door through to:

### Hallway

Radiator. New consumer unit. Door through to:

### Open Plan Lounge/Dining Room – 7.11m x 3.58m (23'4" x 11'9")

#### Lounge Area

Bay window to the front. Feature fireplace with gas fire and mantle over, recesses on either side. Arch through to:

#### Dining Area

Radiator. Coving to the ceiling. Recesses. Double glazed window to the rear.

Step down to the landing.

### Bathroom – 2.82m x 1.88m (9'3" x 6'2")

Comprising 3 piece suite. Panelled bath with tiled surround. Low level w/c. Wash-hand basin. Fixed mirror. Fitted shower. Tiled flooring. Concealed lighting to the ceiling. Obscure uPVC double glazed window. Worcester combi boiler serving hot water and central heating system. Underfloor heating.

Stairs down to:

## LOWER GROUND FLOOR

### Kitchen – 5.11m x 4.39m (16'9" x 14'5")

A range of fitted base units with rolled edge worktop surface areas. Built-in oven and 4 ring hob. Partly tiled walls. Extractor fan. Range of wall mounted cupboards. uPVC double glazed window and door to the rear courtyard. Radiator. Further wooden door providing access to a storage area.

### Utility Room – 2.82m x 1.68m (9'3" x 5'6")

Plumbing for washing machine. Double glazed windows to the side and to the rear. Concealed lighting.

## FIRST FLOOR

### Staircase down off the hallway to the half landing

Door off to:

### Bedroom 3 – 2.79m x 2.36m (9'2" x 7'9")

uPVC double glazed window with excellent views over the surrounding area of Newton Abbot towards Highweek and over.

Steps up to:

### Landing

uPVC double glazed bay fronted window looking over the front. Two recessed areas. Radiator.

### Bedroom 2 – 3.38m x 2.84m (11'1" x 9'4")

uPVC double glazed window with views over the surrounding area. Radiator.

### Master Bedroom – 4.72m x 3.66m (15'6" x 12'0")

Bay window to the front. Radiator.

## ATTIC FLOOR

### Attic Room – 5.23m x 3.72m (17'2" x 12'2")

Which is boarded. Velux window. Storage.

## OUTSIDE

To the front of the property, there is a small garden with wall surround and a wrought iron gate and pathway leading to the front door. There is hedging to one side of the pathway.

To the rear of the property, there are raised gravelled borders, decked area, walled surround and a gate providing pedestrian access.

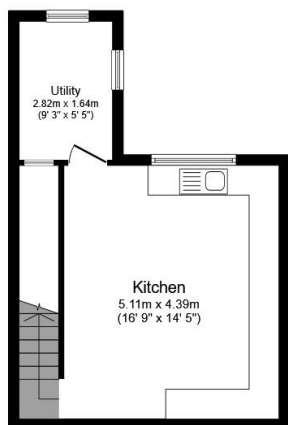
## AGENTS NOTE

Council Tax Band: 'B' £1919.67 2024/25

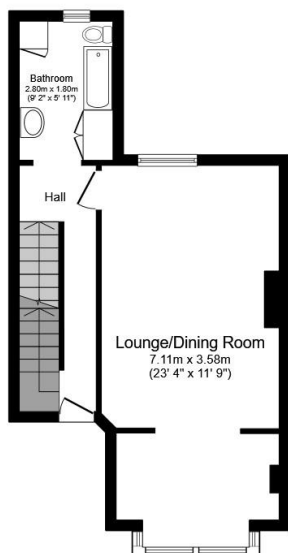
EPC Rating: 'E'

There is residents parking with permit available.

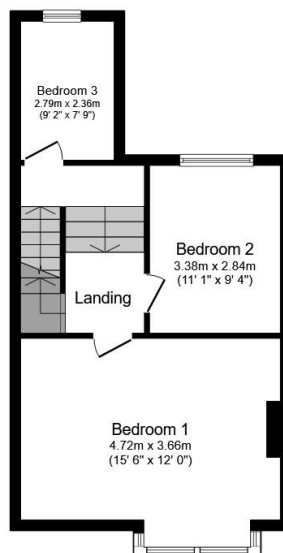




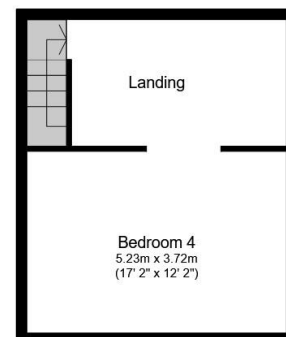
**Lower Ground Floor**  
Floor area 32.2 sq.m.  
(346 sq.ft.)



**Ground Floor**  
Floor area 39.8 sq.m.  
(428 sq.ft.)



**First Floor**  
Floor area 44.0 sq.m.  
(473 sq.ft.)



**Second Floor**  
Floor area 33.0 sq.m.  
(355 sq.ft.)

**TOTAL: 148.9 sq.m. (1,603 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](http://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	49   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.