

**SAMPLE
MILLS**



**Sandford View
Jetty Marsh
Newton Abbot
Devon**

£600,000
FREEHOLD





Sandford View, Jetty Marsh, Newton Abbot, Devon

£600,000 freehold

A spacious 5 double bedroom detached family property set over 3 levels, situated in the popular area of Jetty Marsh providing easy access for the town centre, primary and secondary schools, leisure centre, as well as the A38/M5 motorway for onward travel, and mainline rail links to London Paddington.

The property enjoys fine, far reaching views from the rear towards Haytor, over the surrounding area and countryside beyond.

The internal accommodation has been completely renovated to a high specification throughout with parquet flooring in the spacious reception hall on the first floor, 3 bedrooms, 2 en suite, a dressing room, office and separate family bathroom on this level. A staircase leads down to the ground floor, plus a further staircase leads up to the second floor.

On the ground floor, there is a large lounge with Dolby Atmos cinema system, separate dining room, cloakroom and a recently re-fitted kitchen with built-in appliances to include double oven, microwave, induction hob and extractor fan, dishwasher, fridge and freezer, plus a utility room. From the kitchen, access via double doors leads into a conservatory, ideal for year round entertaining. On the second floor, there are 2 further large double bedrooms, both with en-suite, plus a spacious landing which could be used as a study area, if required.

Further features include uPVC double glazing, gas central heating, solar panels, landscaped gardens with a paved patio running the full width of the property, plus ample off road parking.

For those seeking a spacious family home in this most convenient of locations, viewing is highly recommended.



Composite stained glass door with storm porch leading onto:

FIRST FLOOR

Entrance Reception Hall

Natural parquet wood flooring. Concealed lighting. Coving. Ladder radiator. Consumer box. Earthwise control panel for solar heating system. Understairs recess. Alarm control system. Doors off to:

Bedroom 1 – 4.90m x 3.21m (16'1" x 10'6")

uPVC double glazed French doors onto Juliet balcony. Further uPVC double glazed window. Open outlook with far reaching views over the surrounding area over to Haytor, the countryside beyond, Kingsteignton and over. Coving. Central light. Double panelled radiator.

Dressing Area – 2.94m x 1.42m (9'8" x 4'11")

Walk-in wardrobe, hanging rails, storage cupboards and shelving, also housing Worcester boiler. Built-in cupboards with further storage space.

En-Suite Shower Room

Perspective tile wall coverings and tiled floor. Fitted chrome power shower. 2 vents. Concealed lighting. Chrome ladder radiator. Obscure glazed window. Extractor fan. Heated mirror and shaver point. Wash-hand basin. Low level w/c.

Bedroom 2 – 3.91m x 2.80m (12'10" x 9'2")

uPVC double glazed windows, again with far reaching views over the countryside towards Haytor, Kingsteignton and surrounding area. Coving to ceiling. Door into:

En-Suite Bathroom

Panelled bath with chrome mixer tap. Low level w/c. Wash-hand basin. Fixed mirror, shaver light and socket. Extractor fan. Obscure glazed window. Door back through to the hallway. Ladder radiator. Tiled flooring and walls. Coving to ceiling. Concealed lighting.

Office – 2.24m x 2.12m (7'4" x 6'11")

Double panelled radiator. uPVC obscure glazed window looking over the front. Coving to ceiling.

Bedroom 3 – 3.40m x 2.97m (11'2" x 9'9")

Double room. uPVC double glazed window overlooking the front. Single panelled radiator. Coving to ceiling.

STAIRCASE TO SECOND FLOOR LANDING

uPVC double glazed window with recess. Dormer looking over the rear with far reaching views towards Haytor, over the countryside towards Kingsteignton and over. Could be used as a study area. Double panelled radiator. Two built-in storage cupboards with hanging rails. Concealed lighting. Access to the loft area. Smoke detector. Doors off to:

Bedroom 4 – 5.80m x 3.66m (19'0" x 12'0")

Recessed area ideal for a built-in desk. uPVC double glazed window looking over the rear with some far reaching views over the countryside towards Haytor, Kingsteignton and surrounding areas. Double panelled radiator. Further recess to the front which has uPVC double glazed window. Built-in wardrobe with double doors, hanging rails and shelving.

En-Suite Bathroom

Shower cubicle. Low level w/c. Wash-hand basin. Tiled walls and floor. Fixed mirror, shaver point and light. Ladder radiator.

Bedroom 5 – 5.80m x 2.98m (19'0" x 9'9")

Double glazed windows to the front and rear, again with far reaching views over the surrounding area. Built-in wardrobes with hanging rails and shelving. TV point. Recessed area. Door to:

En-Suite Shower Room

Shower cubicle with fitted chrome power shower. Ladder radiator. Tiled walls and floor. Low level w/c. Wash-hand basin. Obscure glazed window looking over the front. LED lights. Extractor fan. Built-in storage cupboard.

GROUND FLOOR

Stairs from the reception hall with wooden balustrade lead to the ground floor. Shelving. Concealed lighting. Floor to ceiling uPVC double glazed window. Polished high gloss Walnut laminate flooring that runs through to hallway. Understairs storage cupboard, alarm system, consumer box. Door through to:

Cloakroom

Low level w/c. Wash-hand basin. Tiled walls. Extractor fan. Concealed lighting. Chrome fitted ladder radiator.

Lounge – 7.21m x 4.13m (23'8" x 13'7")

High gloss Walnut laminate flooring. Coving to the ceiling. uPVC double glazed French doors open onto the patio at the rear. Double Radiators x 2. Built-in thoughtfully equipped Dolby Atmos cinema system, which has been plugged into the system which consists of 4 ceiling speakers. Double French doors opening onto:

Dining Room – 4.27m x 3.61m (14'0" x 11'10")

Connecting door from the hallway and the lounge into the dining room. High gloss Walnut laminate flooring. TV point. Coving to ceiling. uPVC double glazed French doors lead onto the rear garden. Feature fireplace with Limestone surround, insert and hearth.

Re-fitted Kitchen – 5.73m x 2.94m (18'10" x 9'8")

A good range of newly fitted base units with drawers. Built-in dishwasher. Built-in storage cupboards. Two built-in eye level single ovens with built-in Zanussi microwave with storage cupboards over. Range of wall mounted cupboards. Tiled walls. 5 ring induction hob with stainless steel digital extractor fan over. Fitted Oak worktops with breakfast bar. Built-in fridge and freezer floor to ceiling. Concealed lighting to ceiling. Coving to ceiling. Travertine floor tiles. Door through to:

Utility Room – 2.06m x 1.48m (6'9" x 4'10")

A fine range of fitted base units with wall mounted cupboards. Plumbing for washing machine. Space for tumble dryer. Concealed lighting. Stainless steel drainer with hose tap over. Travertine floor tiles. Walk-in airing cupboard with Heatrae Sadia boiler system serving hot water and central heating system. Display windows and door onto:

Rear Conservatory – 5.73m x 4.96m (18'10" x 16'3")

Access to the rear and to the front. Tiled floor. Radiator. TV point. Storage shed which has the solar power system that serves the solar panels to the property.

OUTSIDE

To the front, the property has open plan lawned garden, with mature plants and shrubs. There is a block paved driveway providing ample parking for 3 plus cars.

The rear garden is of a generous size and comprises a paved patio running the full width of the property, a small walled area, with borders and shrubs to the side with some wooden decking and retaining wooden block wall. The rear garden is laid on 2 tiers both of which are level and have been well landscaped with a good range of plants, shrubbery and borders, and provide a great amount of seclusion in this pleasant garden area. There is also side access leading up to the front of the property.

AGENTS NOTE

Council Tax Band: 'F' £3565.09 for 2024/25

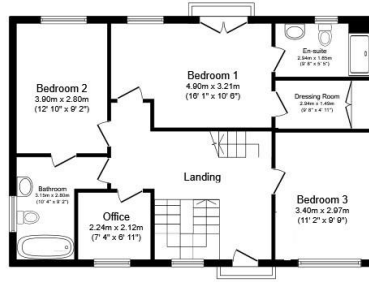
EPC Rating: 'C'





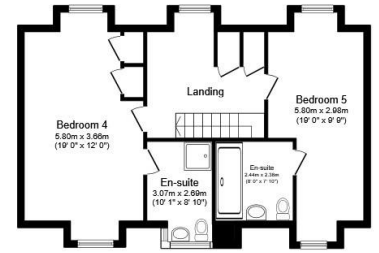
Ground Floor

Floor area 100.8 m² (1,085 sq.ft.)



First Floor

Floor area 80.3 m² (864 sq.ft.)



Second Floor

Floor area 65.8 m² (708 sq.ft.)

TOTAL: 246.9 m² (2,657 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 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.