

**SAMPLE  
MILLS**



**Hamilton Drive  
Jetty Marsh  
Newton Abbot  
Devon**

**£425,000**  
FREEHOLD





Hamilton Drive, Jetty Marsh,  
Newton Abbot, Devon

**£425,000 freehold**

A modern beautifully presented 3/4 bedroom end linked town-house situated in the popular area of Jetty Marsh within easy access of the town centre which offers a good range of shops and facilities, the A38 and A380 link roads as well as both primary and secondary schools and leisure centre.

The property offers spacious living accommodation laid over 3 levels and comprises entrance hall, cloakroom, a modern kitchen/diner with built-in oven, hob, dishwasher and a Juliet balcony plus a family room on the ground floor. On the lower ground floor there is a hallway leading to a utility room, office/occasional room and large lounge with bi-fold doors providing access to the rear garden. On the first floor, there are 3 bedrooms, master with en-suite and a separate family bathroom.

Further benefits include gas central heating, uPVC double glazing, enclosed level ease of maintenance rear garden which is ideal for entertaining plus off road parking. There is also an electric vehicle charging point at the front of the property.

Viewing is strongly recommended.



## GROUND FLOOR

Composite part double glazed door opening through to:

### Entrance Hall

Laminate flooring. Cabinet. Radiator. Coving to textured ceiling. Security alarm panel. Central heating thermostat. Telephone point. Staircase rising to first and lower ground floor. Door through to:

### Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splash back. Single panelled radiator. Obscure uPVC double glazed window. Security alarm box. Coving to ceiling.

### Family Room – 5.92m x 3.15m (19'5" x 10'4")

Laminate flooring. Double panelled radiator. uPVC double glazed window to front aspect. Coving to textured ceiling.

### Kitchen/Dining Room – 5.31m x 3.96m (17'5" x 13'0")

1½ bowl stainless steel single drainer sink unit with mixer taps. Comprehensive range of fitted matching wall and base units with concealed lighting and additional floor lighting. Built-in 5 ring gas hob. Built-in electric oven. Integrated dishwasher. Recess for the fridge/freezer. Worktop surface incorporates splash back areas. One of the cupboards houses the gas boiler for hot water and central heating system. Double panelled radiator. Telephone point. TV aerial point. uPVC double glazed windows to two aspects overlooking the rear. Coving to textured ceiling. Inset spotlights. uPVC double glazed doors to Juliet balcony.

## LOWER GROUND FLOOR

### Hallway

Radiator.

### Office/Occasional Room – 2.82m x 2.67m (9'3" x 8'9")

Radiator. Currently staged as an office with built-in work stations and drawer space. Coving to textured ceiling.

### Utility Room – 2.26m x 1.57m (7'5" x 5'2")

Plumbing for washing machine. Worktop surface area. Inset stainless steel single drainer sink unit with cupboard space below. Radiator. Space for further appliance. Partly tiled walls.

### Lounge – 6.83m x 5.31m (22'5" x 17'5")

Electric fire set within marble feature fireplace on matching hearth with mantle surround. TV point. Two radiators. Understairs storage cupboard. Coving to textured ceiling. Inset spotlights. uPVC double glazed bi-fold doors providing access to the rear garden.

## FIRST FLOOR

### Landing

Radiator. Hatch to the roof space. Built-in shelved linen cupboard.

### Bedroom 1 – 4.09m x 3.25m (13'5" x 10'8")

Radiator. uPVC double glazed window to two aspects overlooking the front. Built-in wardrobes with folding doors. Coving to textured ceiling. Door to:

### En-Suite

Shower cubicle with fitted shower. Inset wash-hand basin with drawer space below. Low level w/c. Partly tiled walls. Heated towel rail. Strip light and shaver point. Extractor fan. Coving to textured ceiling. Laminate flooring.

### Bedroom 2 – 3.96m x 2.62m (13'0" x 8'7")

Radiator. uPVC double glazed window to front. Coving to textured ceiling.

### Bedroom 3 – 2.87m x 2.62m (9'5" x 8'7")

Radiator. Coving to textured ceiling. uPVC double glazed window to front. Built-in shelved wardrobe with folding doors.

### Family Bathroom – 4.00m x 1.98m (13'1" x 6'6")

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Radiator. Extractor fan. Coving to textured ceiling. Tiled floor. Obscure uPVC double glazed window.

## OUTSIDE

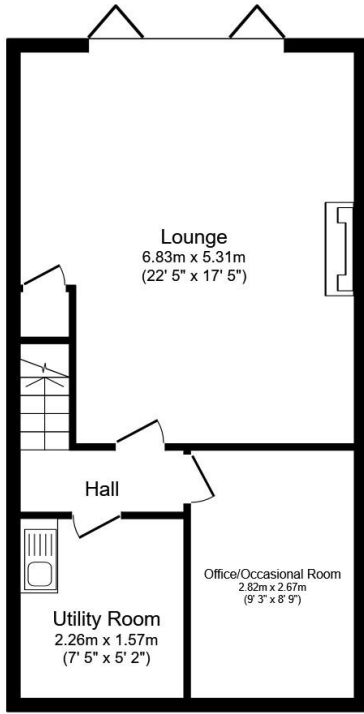
To the rear of the property, there is an area which has been laid to patio, where there is also an outside tap and outside power points, onto a garden with artificial lawn for ease of maintenance and an area which has been laid to decking, which continues onto a further decked area at the end of the garden, ideal seating area for entertaining and barbeques etc. There is a gate with access back up to the front where there is off road parking. There is also an electric vehicle charging point at the front of the property.

## AGENTS NOTE

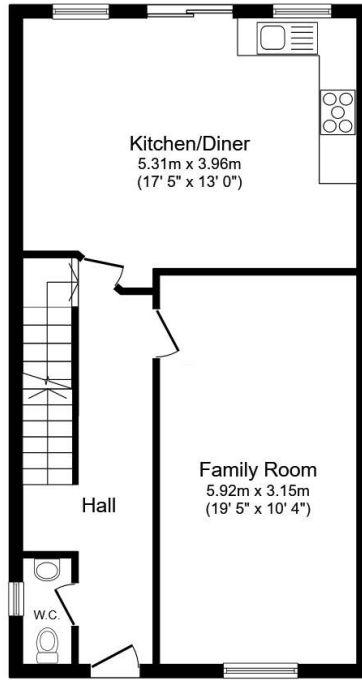
Council Tax Band: 'D' £2468.14 for 2024/25

EPC Rating: 'C'

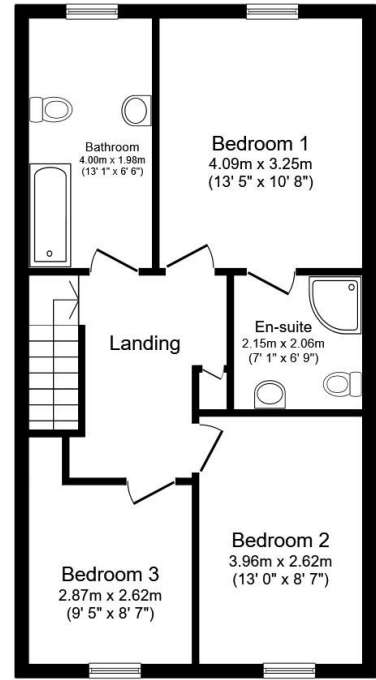




**Lower Ground Floor**  
Floor area 55.0 m<sup>2</sup> (592 sq.ft.)



**Ground Floor**  
Floor area 55.0 m<sup>2</sup> (592 sq.ft.)



**First Floor**  
Floor area 55.0 m<sup>2</sup> (592 sq.ft.)

**TOTAL: 165.0 m<sup>2</sup> (1,776 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		
69-80	C	71   C	78   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.