

**SAMPLE
MILLS**



**Buttercup Way
Newton Abbot
Devon**

£269,950
FREEHOLD





Buttercup Way, Newton Abbot,
Devon

£269,950 freehold

A Taylor Wimpey constructed 3 Storey Townhouse situated in the popular area of Hele Park providing easy access for all local amenities to include shops, primary and secondary schools, leisure centre, mainline rail link to London Paddington, plus the A38/A380 a short drive away for onward travel.

The accommodation on the ground floor internally comprises entrance hall, cloakroom, kitchen/breakfast room, lounge with access onto the rear garden. On the first floor there are 2 bedrooms and a family bathroom, with a Master En suite on the second floor.

The property benefits from gardens to the front and rear with paved patio area and steps down to an artificial lawn.

The off road parking for the property is a driveway and garage under a coach house (9 Dandelion Place).

Further features include gas central heating and uPVC double glazing.

The property would be an ideal purchase for first time buyers and/or a growing family.



Composite door opening into

Entrance Hall

Smoke detector. Understairs storage cupboard. Staircase rising to the first floor.

Cloakroom

Low level WC. Wash hand basin.

Kitchen – 3.70m x 2.70m (12'2" x 8'10")

Incorporates a range of fitted base units with wood effect worktop surface areas over. Stainless steel sink drainer unit. uPVC double glazed window to front aspect. Circular light. Matching range of wall mounted cupboard. Cupboard housing the boiler serving hot water and gas central heating. Built in single oven with 4 ring gas hob. Space for electrical appliance. Wine rack. Plumbing for automatic washing machine.

Lounge – 4.24m x 3.87m (13'11" x 12'8")

uPVC double glazed window to rear aspect. uPVC double glazed doors leading onto the rear garden. TV point.

FIRST FLOOR

Landing

Staircase rising to the Second Floor. Door off to

Bedroom 2 – 4.26m x 3.82m (14'0" x 12'6")

uPVC double glazed window to front aspect. Single panelled radiator.

Bedroom 3 – 2.41m x 2.17m (7'11" x 7'1")

uPVC double glazed window to rear aspect. Single panelled radiator.

Bathroom

3 piece suite comprising panelled bath, wash hand basin, low level WC. Single panelled radiator. Fixed light. Shaver point.

SECOND FLOOR

Master Bedroom – 3.21m x 3.15m (10'6" x 10'4")

Built in wardrobes. Feature window to front aspect. Door to

En Suite Shower Room – 2.56m x 1.92m (8'5" x 6'4")

3 piece suite comprising shower cubicle with power shower. Low level WC. Wash hand basin. Wall mounted storage cupboard. Tile effect vinyl flooring.

OUTSIDE

To the front of the property is a bin storage area and front garden incorporating a range of plants and shrubbery.

The rear garden comprises a patio area with steps down to an artificial lawn with fence surrounding.

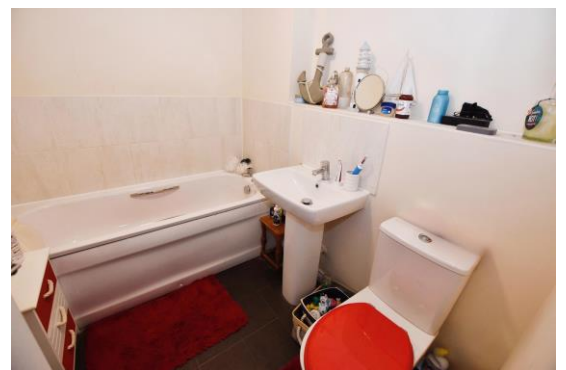
The off road parking for the property is a driveway and garage under a coach house (9 Dandelion Place).

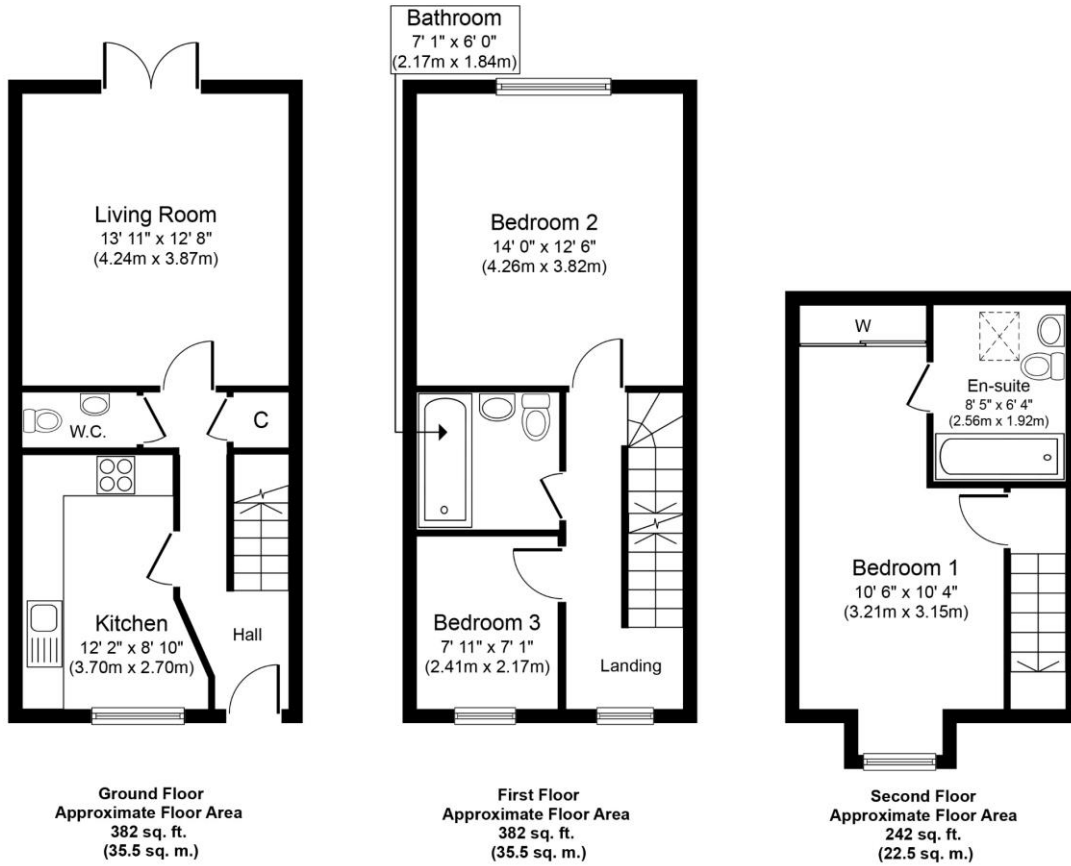
Further features include gas central heating and uPVC double glazing.

AGENTS NOTE

Council Tax Band: 'C' £2193.90 for year 24/25

EPC rating: 'B'





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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.