

**SAMPLE
MILLS**



**Wildwoods Crescent
Buckland
Newton Abbot
Devon**

£155,000
FREEHOLD





**Wildwoods Crescent, Buckland,
Newton Abbot, Devon**

£155,000 freehold

A 1 bedroom home situated in this residential area on the edge of Newton Abbot with easy access to the local amenities including a Doctors Surgery within walking distance, shops, community centre and nearby schools. The town centre has shops, restaurants, leisure centre, gyms, cinema, library and also Newton Abbot Race Course. The property is also convenient for commuters with the main rail line to London Paddington, the A380 linking Torbay and Exeter with the M5 beyond and a bus service.

The internal accommodation comprises entrance hall with built-in shelved cupboard, downstairs bathroom, open planned lounge/kitchen area and a gallery bedroom upstairs.

Further benefits include uPVC double glazing, new central heating including the radiators and the boiler which were installed in March 2024, garden with shed plus off road parking.

Ideal for first time buyers or investment opportunity.



uPVC part double glazed door opening through to:

Entrance Hall

Single panelled radiator. Built-in shelved cupboard housing gas combi boiler. Door to:

Bathroom – 1.99m x 1.95m (6'6" x 6'5")

Panelled bath with shower mixer tap attachment and tiled surround. Pedestal wash-hand basin with tiled splash back. Low level w/c. Obscure uPVC double glazed window. Electric wall heater.

Open Planned Lounge/Kitchen – 5.56m x 3.15m (18'3" x 10'4" max)

Lounge Area

Radiators x 2. TV point. Telephone point. Understairs storage cupboard. uPVC double glazed window to front. Laminate flooring. Staircase rising to first floor. Opening through to:

Kitchen

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface. Plumbing for washing machine. Gas/electric cooker point. Partly tiled walls. Extractor fan. Vinyl floor covering.

First Floor

Gallery Bedroom – 4.04m x 2.59m (13'3" x 8'6")

uPVC double glazed window. Hatch to the roof space.

Outside

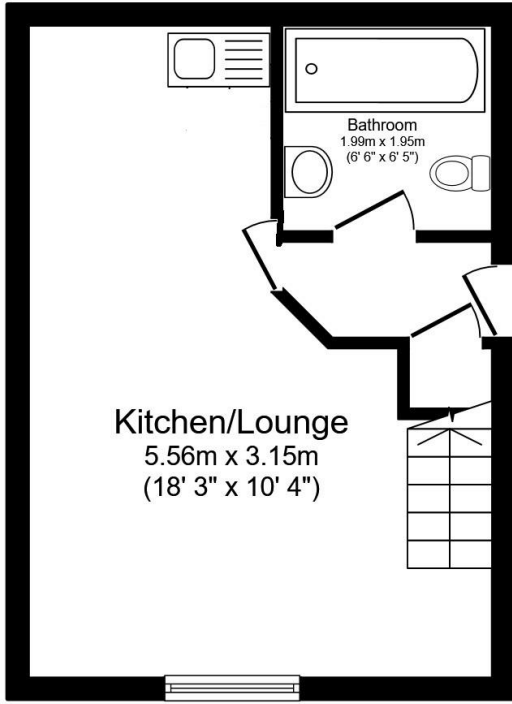
There is a garden adjacent which is predominately laid to lawn and there is a small patio area with an area stocked with various bushes, shrubs and plants. There is a garden shed. In addition, there is off road parking.

Agents Note

Council Tax Band: 'A' £1645.42 for 2024/25

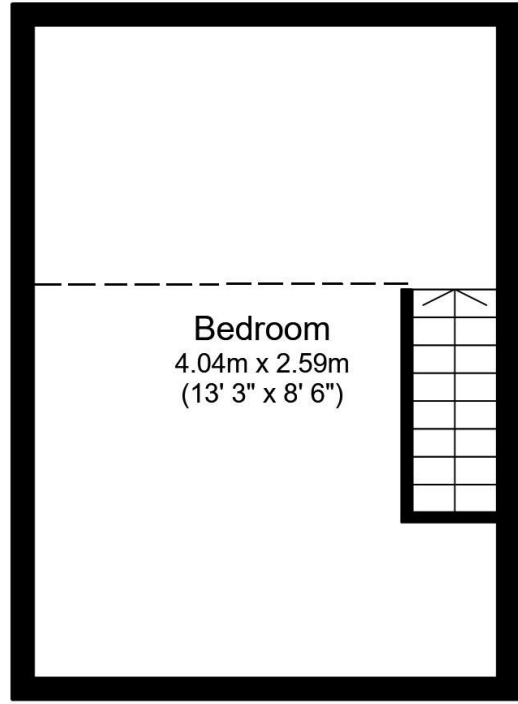
EPC Rating: 'D'





Ground Floor

Floor area 27.1 m² (291 sq.ft.)



First Floor

Floor area 27.1 m² (291 sq.ft.)

TOTAL: 54.1 m² (583 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		86 B
69-80	C		
55-68	D	65 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.