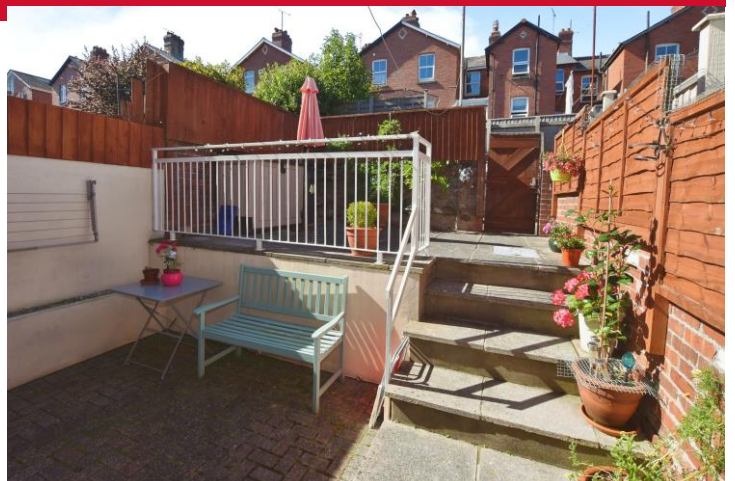


**SAMPLE  
MILLS**



**Fisher Road  
Abbotsbury  
Newton Abbot  
Devon**

**£230,000**  
FREEHOLD





**Fisher Road, Abbotsbury,  
Newton Abbot, Devon**

**£230,000 Freehold**

A bay fronted 2 bedroom Mid Terrace older style property situated in the conveniently located Abbotsbury area of Newton Abbot providing easy access to all local amenities to include shops, schools, doctors, dentists, library, cinema, leisure centre, A38, A380, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The internal accommodation comprises entrance porch leading to entrance hall, lounge with bay window, separate dining room, kitchen with built-in appliances to include 4 ring gas hob with extractor hood above and built-in electric oven, dishwasher and washing machine. On the first floor, there are 2 bedrooms and a family bathroom.

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

There is permit parking in the road to the front (payable via Teignbridge District Council).

Viewing is highly recommended.



uPVC part double glazed door opening through to:

### Entrance Porch

Part glazed door opening through to:

### Entrance Hall

Laminate flooring. Radiator. Staircase rising to first floor. Central heating thermostat. Door through to:

### Lounge – 4.17m x 3.33m (13'8" x 10'11")

Coal effect living flame fitted gas fire set within tiled fireplace on hearth. Double panelled radiator. TV point. uPVC double glazed window overlooking the front and enjoying the views over towards Wolborough Hill. Picture rail.

### Dining Room – 3.61m x 3.33m (11'10" x 10'11")

uPVC double glazed window to the rear aspect. Double panelled radiator. Laminate flooring. Built-in cupboard. Under stairs storage cupboard. Part glazed door opening through to:

### Kitchen – 3.87m x 3.03m (12'8" x 9'11")

Inset 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units some of which are glass fronted. Worktop surface areas. Space for fridge/freezer. Built-in 4 ring gas hob with extractor hood above and built-in electric oven. Integrated dishwasher. Integrated washing machine. Partly tiled walls. uPVC double glazed window to side. Double panelled radiator. Inset spotlights. uPVC double glazed double doors to the rear garden.

### First Floor Landing

uPVC double glazed window to side. Single panelled radiator. Hatch to loft.

### Bedroom 1 – 4.54m x 3.19m (14'11" x 10'6")

Double panelled radiator. Victorian feature fireplace. uPVC double glazed window overlooking the front and enjoying views over towards Wolborough Hill and across over towards Newton Abbot. Coving to ceiling.

### Bedroom 2 – 3.58m x 2.57m (11'9" x 8'5")

Double panelled radiator. Feature fireplace. uPVC double glazed window overlooking the rear.

### Bathroom – 3.03m x 2.78m (9'11" x 9'1")

Comprising 4 piece suite. Tiled shower cubicle with fitted shower. Panelled bath with shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Partly tiled walls. Wall hung gas boiler for hot water and central heating system. Inset spotlights.

### Outside

To the front of the property, there is an area laid to stones with surrounding borders.

To the rear of the property, there is an area laid to patio arranged over two levels, where there is also various bushes. In addition, there is an outside store and a rear gate providing pedestrian access. There is also an outside light and outside tap.

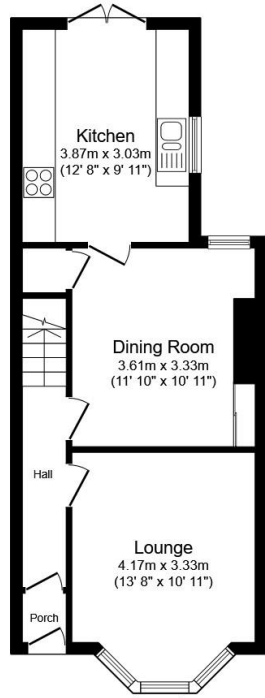
### Agents Note

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

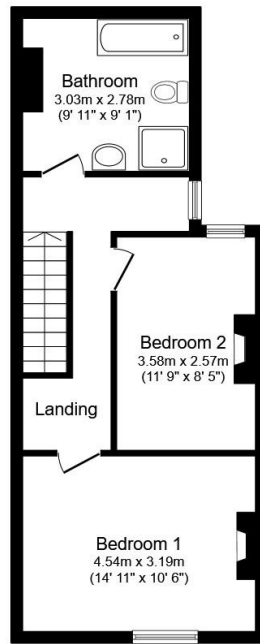
EPC Rating: 'D'

There is permit parking in the road to the front (payable via Teignbridge District Council).





**Ground Floor**  
Floor area 43.6 m<sup>2</sup> (469 sq.ft.)



**First Floor**  
Floor area 42.3 m<sup>2</sup> (456 sq.ft.)

**TOTAL: 85.9 m<sup>2</sup> (925 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		87   B
69-80	C		
55-68	D	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.