

**SAMPLE
MILLS**



**Horseshoe Drive
Newton Abbot
Devon**

£375,000
FREEHOLD





Horseshore Drive, Newton Abbot,
Devon

£375,000 freehold

This 4 bedroom detached family home is situated on the outskirts of Newton Abbot, with easy access to Newton Abbot town centre with its range of facilities and amenities to include shops, schools, pubs and restaurants, doctors, leisure centre, library, cinema, A380, A38, M5 motorway and the main rail line to London Paddington, which runs daily.

The internal accommodation comprises spacious entrance hallway, downstairs cloakroom, lounge, large kitchen/diner with French doors leading to the rear garden and built-in appliances to include gas hob, extractor hood, electric oven, fridge/freezer, dishwasher and washing machine. Upstairs, there are 4 bedrooms, the master with en-suite shower room. There is also a separate bathroom.

Further benefits include gas central heating, uPVC double glazing, off road driveway parking, garage and enclosed level rear garden which is ideal for alfresco dining.

Viewing is recommended



Storm Porch

Outside light. Composite door to:

Hallway

Radiator. Telephone point. Understairs storage area. Staircase to first floor landing. Door to:

Downstairs Cloakroom

Obscure glazed window. Low level w/c. Wash-hand basin. Radiator. Extractor fan.

Lounge – 4.85m x 3.40m (15'11" x 11'2")

uPVC double glazed window facing the front. TV point. Radiator.

Kitchen/Diner – 6.02m x 4.60m (19'9" x 15'1")

A range of matching wall and base units. Worktop surface areas. 1½ bowl sink unit with mixer tap over. 4 ring gas hob with extractor hood above. Built-in single electric oven. Built-in fridge/freezer. Built-in dishwasher. Built-in washing machine. TV point. Telephone point. Radiator. uPVC double glazed window to rear. uPVC double glazed French doors to the rear.

Staircase to First Floor Landing

Access to loft area. Radiator. Airing cupboard. Doors off to:

Master Bedroom – 3.94m x 2.79m (12'11" x 9'2")

uPVC double glazed window looking over the front. Recess for wardrobes. TV point. Radiator. Door to:

En-Suite Shower Room

Tiled shower cubicle with shower screen and fitted shower. Pedestal wash-hand basin with tiled splash back. Low level w/c. Radiator. Extractor fan.

Bedroom 2 – 3.23m x 2.79m (10'7" x 9'2")

uPVC double glazed window facing the rear. TV point. Radiator.

Bedroom 3 – 3.07m x 2.16m (10'1" x 7'1")

uPVC double glazed window to rear. TV point. Radiator.

Bedroom 4 – 3.07m x 2.92m (10'1" x 9'7")

uPVC double glazed window to front. TV point. Radiator. Recess storage area.

Bathroom

Panelled bath with mixer tap, shower attachment, shower screen and tiled walls. Pedestal wash-hand basin with tiled splash back. Low level w/c. Radiator. Extractor fan.

Garage – 5.79m x 3.00m (19'0" x 9'10")

Up and over door. Power and light. Space for tumble dryer. Door to rear garden.

Outside

To the front of the property, there is a path and step up to the front door with shrub borders either side of the path. To one side there is a path with access to the rear garden. To the other side there is a driveway leading to the garage.

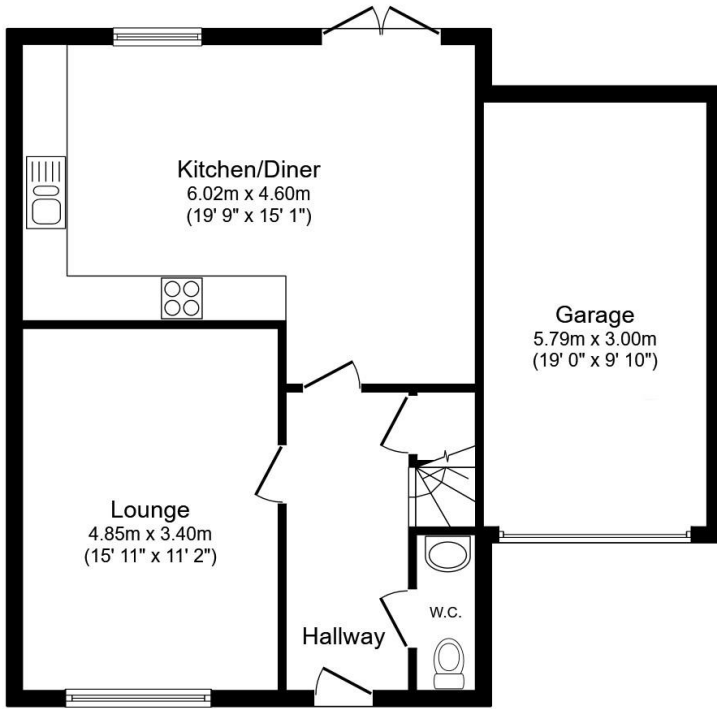
To the rear of the property, there is an enclosed level garden with patio area off the kitchen/diner, lawned area and raised decked area. To one side of the garden there are raised flowering borders.

Agents Note

Council Tax Band: 'E' £3016.61 for 2024/25

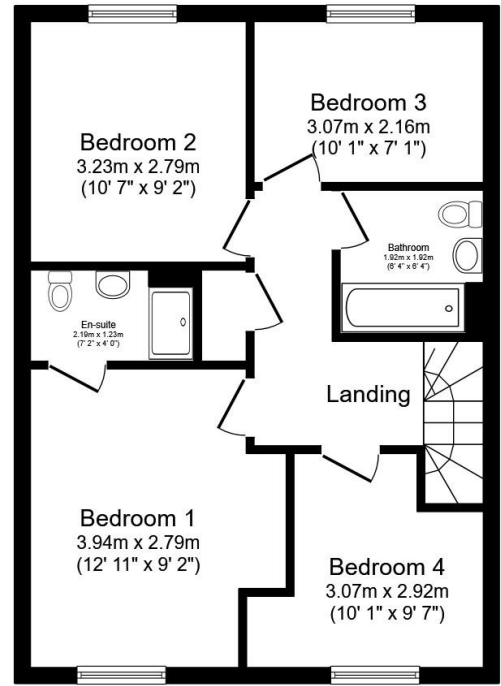
EPC Rating: 'B'





Ground Floor

Floor area 70.1 sq.m. (755 sq.ft.)



First Floor

Floor area 52.5 sq.m. (565 sq.ft.)

TOTAL: 122.6 sq.m. (1,320 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		94 A
81-91	B	84 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.