

**SAMPLE  
MILLS**



**Shaldon Road  
Newton Abbot  
Devon**

**£600,000**

**FREEHOLD**





**Shaldon Road, Newton Abbot,  
Devon**

**£600,000 freehold**

An imposing Victorian detached spacious family house situated in one of the most pinnacle parts of Newton Abbot, providing easy access for all local facilities to include shops, schools, doctors surgeries, dentists, leisure centre, gyms, pubs and restaurants, cinema, library and parks, as well as road and rail links for onward journeys via the A380, A38 and the main rail line to London Paddington, which runs daily.

The spacious internal accommodation benefits from, on the ground floor, 3 reception areas, spacious entrance hallway, kitchen, a separate back kitchen, snug and access down to the lower ground floor where there are 2 further reception rooms and the benefit of an en-suite, this could provide an excellent opportunity for an annexe. Upstairs, the property benefits from 5 bedrooms, the main principle rooms boast some fantastic views over the surrounding area towards Wolborough Hill and over the countryside of Newton abbot.

The property also benefits from, a family bathroom, shower room and separate cloakroom. A further feature of the property includes spacious driveway with ample parking for several cars, a double detached garage and mature gardens.

This Victorian detached property is highly recommended for those looking for a spacious family property, that could accommodate a dependant relative.



## GROUND FLOOR

Hard wood doors opening onto:

### Reception Porch

Wooden framed window with shutters. Vinyl floor. Built-in storage cupboard, opening doors and shelving.

### Utility

Port window. Base units. Worktops. Stainless steel drainer with mixer tap over. Shelving.

### Vestibule

Victorian style tiling to floor. Coat hooks. Wooden glazed door with glazed window to:

### Reception Hallway

High level skirtings. Coving to ceiling. Staircase to first floor landing. Radiator with wooden surround. Door off to:

### Lounge – 5.60m x 4.20m (18'4" x 13'9")

Floor to ceiling sash bay windows. Feature fireplace, marble surround, cast iron inset with marble hearth and mantle over. Double panelled radiator x 2. TV point. Picture rail. Coving to ceiling.

### Reception 2/Office – 3.60m x 2.90m (11'10" x 9'6")

Can also be accessed off the rear porch vestibule. uPVC double glazed windows. Recessed area with fitted shelving.

### Dining Room – 4.20m x 4.10m (13'9" x 13'5")

Solid wooden floor. uPVC double glazed windows and door providing access onto the decking area. Double panelled radiator. Picture rail. Coving to ceiling. Chandelier. Squared arch through to:

### Kitchen – 4.20m x 3.40m (13'9" x 11'2")

Range of fitted base units. Worktop surface areas. Stainless steel double drainer 2½ bowl with mixer tap over. Fitted gas hob with stainless steel extractor over. Vinyl floor. Mosaic patterned tiled walls. uPVC double glazed windows looking over the side and over the surrounding area. Further range of fitted base units with worktop prep area. Range of wall mounted cupboards. Industrial style ceiling lights. Built-in double oven with storage cupboard below and over. Fireplace with surround, tiled insert and mantle over. Door through to:

### Back kitchen – 2.90m x 2.80m (9'6" x 9'2")

Further range of fitted base units. Worktop surface areas. Wall mounted cupboards. Display cabinets with shelving. Drainer 1½ with chrome mixer tap over. uPVC double glazed window to the side. Shelving. Space for electric or gas cooker point. Wall mounted Worcester boiler serving hot water and central heating with timer control unit. Door through to:

### Snug – 3.00m x 2.90m (9'10" x 9'6")

Dual aspect uPVC double glazed windows looking over the rear. Feature fireplace with electric fire. Storage shelving. Recessed area with shelving. Smoke detector. Door through to:

### Rear Porch

Wash-hand basin and tiled walls, storage cupboards below. Wooden box housing the consumer box and electric meter. Wooden framed windows to the side. Panelled electric heater. Rear door access.

### Separate Cloakroom

Low level w/c. Obscure glazed window. Extractor fan. Isolated switch.

### STAIRCASE DOWN TO LOWER GROUND FLOOR

### Kitchenette – 4.20m x 1.91m (14'1" x 6'3")

Laminated flooring. Base units. Stainless steel drainer with mixer tap over. Tiled walls. Door into:

### Room 1 – 3.90m x 3.20m (12'10" x 10'6")

uPVC double glazed window. uPVC double glazed door providing access onto the garden. Double panelled radiator. Currently used as a home bar.

### Second Room – 4.10m x 3.70m (13'5" x 12'2")

Large recess uPVC double glazed window. Access into:

### En-Suite Bathroom

Low level w/c. Wash-hand basin. Corner fitted bath. Part tiled walls. Electric panelled heater. Fixed mirror. Laminated flooring.

### FROM GROUND FLOOR HALLWAY, STAIRCASE TO FIRST FLOOR HALF LANDING

Mahogany wooden balustrade. Stained glass sash window. Coving to ceiling. Double panelled radiator.

### Shower Room

Shower cubicle with tiled walls and fitted shower. Concealed lighting. Small access to loft void. Obscure glazed windows. Tiled walls with two tone pattern.

### Separate Cloakroom

Low level w/c. Single panelled radiator. Wash-hand basin. Obscure glazed window. Extractor fan.

### Bedroom 5 – 2.90m x 2.70m (9'6" x 8'10")

Currently used as an office. uPVC double glazed windows. Double panelled radiator.

Steps up to the landing with mahogany balustrade. Doors leading off to:

### Master Bedroom – 5.60m x 4.20m (18'4" x 13'9")

uPVC double glazed bay window looking over the front, excellent views towards Kingskerswell, Wolborough Hill and over the surrounding area. Built-in triple aspect wardrobes, hanging rails and shelving. Double panelled radiator. Vanity wash-hand basin.

### Bedroom 2 – 4.20m x 4.10m (13'9" x 13'5")

uPVC double glazed sash windows to the front. Double panelled radiator x 2. Coving to ceiling.

### Bedroom 3 – 4.60m x 3.60m (15'1" x 11'10")

Dual aspect uPVC double glazed sash windows to the side. Double panelled radiator x 2. Coving to ceiling. Recessed area.

### Bedroom 4 – 3.40m x 2.40m (11'2" x 7'10")

uPVC double glazed window facing the side. Double panelled radiator. Coving to ceiling.

### Family Bathroom

Bath. Low level w/c. Vanity wash-hand basin. Obscure double glazed windows. Concealed LED lighting. Folding door to airing cupboard with shelving. Tiled floor. Chrome towel rail. Ladder radiator.

### Double Garage

Two up and over doors. Power and light. Shelving.

## OUTSIDE

The property is approached off Shaldon Road. A 5 bar wooden gate provides access around from the front and to the side, where there is a paved and concrete patio areas, outside water tap and gravelled areas. A small wooden gate provides access down to a wooden copped area. To the front of the property, has wooden decking which is off the dining room, and decking area that provides access down to a further level garden where there is a further level garden and access around to the side garden. Various outside water taps, garden sheds and mature shrubs.

## AGENTS NOTE

Council Tax Band: 'F' £3565.09 for 2024/25

EPC Rating: 'D'





**Lower Ground Floor**  
 Floor area 38.2 m<sup>2</sup>  
 (412 sq.ft.)

**Ground Floor**  
 Floor area 119.5 m<sup>2</sup> (1,286 sq.ft.)

**First Floor**  
 Floor area 107.1 m<sup>2</sup> (1,153 sq.ft.)

**TOTAL: 264.8 m<sup>2</sup> (2,851 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		82   B
69-80	C		
55-68	D	59   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.