SAMPLE MILLS

Foxhollows
Shaldon Road
Newton Abbot
Devon

£200,000
FREEHOLD

Foxhollows, Shaldon Road, Newton Abbot, Devon

£200,000 freehold

A 2 bedroom property situated in the popular area of Newton Abbot providing easy access for all local amenities.

The accommodation is offered for sale in excellent decorative order and is ideal for those seeking a first home, investment or buy to let property.

The property benefits from double glazing and electric heating, and the accommodation internally comprises entrance hallway, kitchen to the front with a good range of fitted base units and dual aspect windows, door through to the lounge/diner area with feature boxed bay window and 2 bedrooms on the first floor with a bathroom.

Further benefits include a garden to the front and allocated parking.

The property is situated just off the town centre of Newton Abbot providing easy access for all amenities, Stokeinteignhead, Combeinteignhead, A380, A38 and the main rail line to London Paddington.

Viewing of this property is highly recommended for those seeking a property of this caliber.

Storm Porch

uPVC double glazed door to:

Entrance Hallway

Economy 7 heater. Consumer box. Recess with coat hooks. Wooden effect flooring. Door through to:

Kitchen – 2.70m x 2.00m (8'10" x 6'7")

A range of fitted base units with wooden worktop surface areas. Drainer with mixer tap over. Bevel edged tiled walls. uPVC double glazed windows to the front and to the side. Space for electrical appliance. Coving to textured ceiling. Wall mounted cupboards. Rustic wooden shelving with hanging rails.

Lounge – 4.90m x 3.20m (16'1" x 10'6")

Feature boxed bay uPVC double glazed window looking over the front. Coving to textured ceiling. Economy 7 wall mounted heater. Staircase to landing. TV point.

Staircase leading to first floor landing

Access to loft area. Coving to textured ceiling. Smoke detector. Door off to:

Bedroom 1 – 3.10m x 2.70m (10'2" x 8'10")

uPVC double glazed window looking over the front of the property. Economy 7 heating. Recess for wardrobe. Built-in cupboard. Coving to textured ceiling.

Bedroom 2 – 2.70m x 2.10m (8'10" x 6'11")

Economy 7 wall mounted heater. uPVC double glazed window looking over the front of the property. Coving to textured ceiling.

Bathroom – 1.70m x 1.70 (5'7" x 5'7")

Comprising 3 piece suite. Wash-hand basin. Low level w/c. Panelled bath with fitted Mira shower, shower screen, aqua boards. Part tiled walls. Obscure glazed window. Extractor fan. Coving to textured ceiling. Wall mounted ladder radiator.
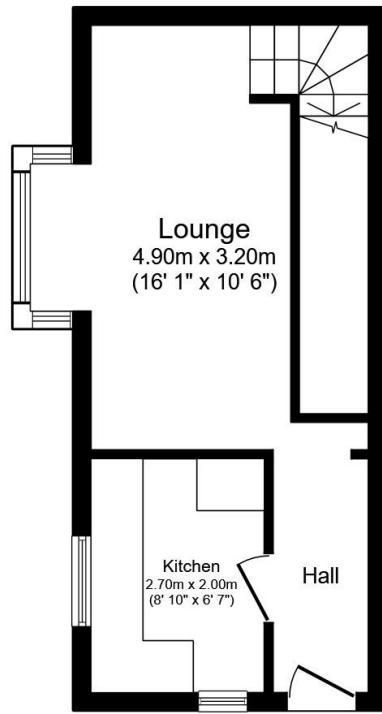
Outside

A path leading to the front and around to the side. A patio area, lawned area, fence surround and allocated parking.
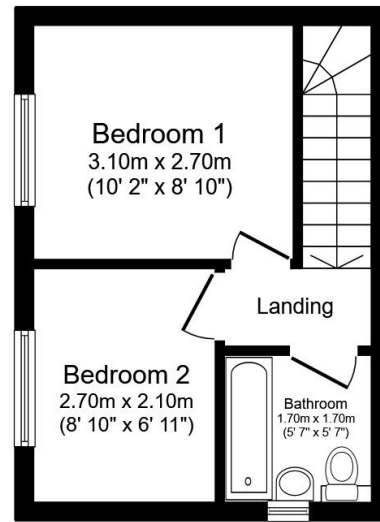
Agents Note

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

EPC Rating: 'C'

Ground Floor

Lounge
4.90m x 3.20m
(16' 1" x 10' 6")

Kitchen
2.70m x 2.00m
(8' 10" x 6' 7")

Hall

Ground Floor
Floor area 25.8 m² (278 sq.ft.)

First Floor

Bedroom 1
3.10m x 2.70m
(10' 2" x 8' 10")

Landing

Bedroom 2
2.70m x 2.10m
(8' 10" x 6' 11")

Bathroom
1.70m x 1.70m
(5' 7" x 5' 7")

First Floor
Floor area 21.5 m² (231 sq.ft.)

TOTAL: 47.3 m² (509 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

SAMPLE MILLS

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove Zoopla.co.uk PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		91 | B
81-91	B		
69-80	C	69 | 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.

S712 Ravensworth 0191 917 9331