



**SAMPLE  
MILLS**

**Hamilton Drive  
Jetty Marsh  
Newton Abbot  
Devon**

**£265,000**  
FREEHOLD





Hamilton Drive, Jetty Marsh,  
Newton Abbot, Devon

**£265,000 freehold**

A spacious 2 bedroom Town-House situated in the popular area of Jetty Marsh, providing easy access for all local amenities including A38, A380, town centre, schools, shops, amenities and the main rail line to London Paddington. The property is sold with **NO CHAIN** and is offered for sale in excellent decorative order.

The benefits of this property include good off road parking for 2 cars, an integral garage which is larger than average size with a utility room at the back/workshop and a downstairs cloakroom. On the first floor, the property has a lounge/diner and kitchen and on the second floor, there are 2 bedrooms the master bedroom with en-suite and a separate family bathroom.

The property has a garden to the rear which is tiered on 2 levels with paved patio area, brick wall and steps up to a further patio area and gravelled area to the rear. Fenced surround on either side.

The property is for sale with **NO CHAIN** and viewing is highly recommended for those seeking a modern property in this popular location.



Hard wood door to:

#### Entrance Vestibule

Tiled flooring. Single panelled radiator. Consumer box. Coat hooks. Coving to textured ceiling. Circular ceiling light. Door through to:

#### Garage – 6.40m x 3.25m (21'0" x 10'8")

Up and over door. Light and power. Door to:

#### Utility Room – 4.22m x 1.70m (13'10" x 5'7")

Behind the garage. Range of fitted base units with worktop. Stainless steel drainer with mixer tap over. Laminated flooring. Single panelled radiator. Extractor fan.

#### Downstairs Cloakroom

Low level w/c. Wash-hand basin.

#### Staircase to First Floor Landing

Wooden balustrade. Coving to textured ceiling. uPVC double glazed window looking over the front. Double panelled radiator. Door off to:

#### Lounge/Diner – 5.23m x 4.22m (17'2" x 13'10")

TV point. Coving to textured ceiling. Feature fireplace, electric fire, marble hearth and surround. Double panelled radiator. uPVC double glazed sliding patio doors into the rear garden.

#### Kitchen – 2.82m x 2.26m (9'3" x 7'5")

A range of fitted base units with wooden effect worktop surface areas. Prep area. Built-in stainless steel single oven with 4 ring hob and extractor fan over. Range of wall mounted cupboards. Space for fridge/freezer. Tiled walls. Single panelled radiator. Wall mounted Logic boiler serving hot water and central heating. Concealed lighting. Tiled floor.

#### Staircase to Second Floor Landing

Wooden balustrade. uPVC double glazed window to the side. Coving to textured ceiling. Smoke detector. Access to loft area. Doors off to:

#### Master Bedroom – 3.28m x 2.90m (10'9" x 9'6")

uPVC cross beaded double glazed window facing the rear. Single panelled radiator. Folding door to built-in wardrobe with hanging rail and shelving. Coving to textured ceiling. Circular light. Door to:

#### En-Suite – 1.90m x 0.80m (6'3" x 2'8")

Shower Cubicle with fitted Bristan power shower. Wash-hand basin. Low level w/c. Obscure glazed window. Fixed mirror. Shaver light and socket. Tiled walls. Tiled floor. Single panelled radiator.

#### Bedroom 2 – 3.70m x 3.53m (12'2" x 11'7")

uPVC double glazed patio doors onto Juliet balcony with two cross beaded windows to the front. Double panelled radiator. Coving to textured ceiling. Built-in wardrobe with folding door, hanging rail and shelving.

#### Bathroom – 2.14m x 2.00m (7'0" x 6'7")

Panelled bath. Chrome mixer tap with shower attachment over. Rail. Low level w/c. Wash-hand basin. Tiled walls. Fixed mirror. Coving to textured ceiling. Circular light. Extractor fan. Wooden effect flooring. Double panelled radiator.

#### Outside

Path leading to the front with gravelled area and tarmacked hard standing for off road parking.

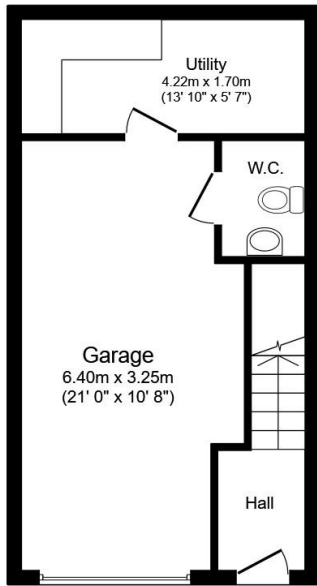
To the rear, the property has a garden on 2 levels, a patio garden, raised wall with further patio area and graveling to the rear with a range of borders and shrubs.

#### Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

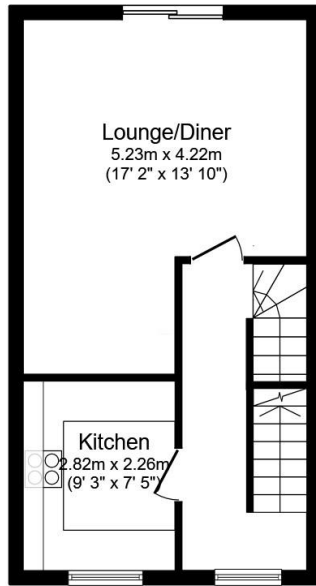
EPC Rating: 'C'





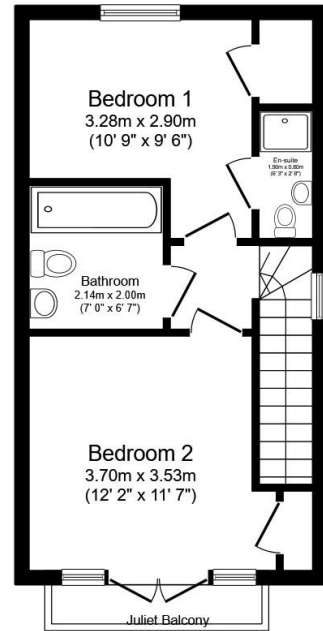
### Ground Floor

Floor area 34.6 m<sup>2</sup> (372 sq.ft.)



### First Floor

Floor area 34.6 m<sup>2</sup> (373 sq.ft.)



### Second Floor

Floor area 34.6 m<sup>2</sup> (372 sq.ft.)

**TOTAL: 103.8 m<sup>2</sup> (1,117 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		84   B
69-80	C	72   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.