

**SAMPLE  
MILLS**



**Old Newton Road  
Heathfield  
Newton Abbot  
Devon**

**£190,000**  
FREEHOLD





**Old Newton Road, Heathfield,  
Newton Abbot, Devon**

**£190,000 freehold**

A 2 bedroom Mid Terrace property situated in the popular area of Heathfield with easy access to the A38 and all other local facilities and amenities to include Spar shop, post office, primary school, playgrounds, takeaway, Mole Valley Farmers, Marks and Spencer BP garage plus regular bus service to Newton Abbot and Exeter, whilst also being within walking distance to Stover Country Park, the Great Plantation and a short drive to Dartmoor.

The internal accommodation comprises entrance hall with cloakroom off, lounge and kitchen/diner on the ground floor, and 2 bedrooms and family bathroom on the first floor.

Further benefits include uPVC double glazing, gas central heating, off road parking for 2 cars and a courtyard garden to the rear.

The property would be an ideal first time purchase, or investment income potential.





Part double glazed door opening through to

### Entrance Hall

Radiator. Part laminate flooring. Staircase rising to first floor. Central heating thermostat. Door off to

### Cloakroom

Low flush suite. Wall mounted wash hand basin with tiled splashback. Extractor fan. Radiator. Wall mounted fuse board.

### Lounge - 3.48m x 3.24m (11'5" x 10'8")

Two radiators. TV point. uPVC double glazed window to front aspect. Laminate flooring. Telephone point. Door through to

### Kitchen/Diner - 4.27m x 2.64m (14' x 8'8")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splashback areas. Extractor hood. Space for oven below. Plumbing for washing machine. Space for fridge freezer. Radiator. Understairs storage cupboard. uPVC double glazed window overlooking the rear. Wall hung gas combination boiler for instant hot water and central heating system. uPVC double glazed door providing access to the rear garden.

### First Floor Landing

Hatch to the roof space with velux window.

### Bedroom 1 - 3.26m x 2.95m (10'8" x 9'8")

uPVC double glazed window to front aspect. TV point. Built in shelved wardrobe. Single panelled radiator.

### Bedroom 2 - 3.20m x 2.03m (10'2" x 6'8")

Single panelled radiator. uPVC double glazed window overlooking the rear garden.

### Bathroom - 2.14m x 1.94m (7' x 6'8")

Panelled bath with fitted shower. Pedestal wash hand basin. Low level WC. Partly tiled walls. Heated towel rail. Shaver point. Obscure uPVC double glazed window.

### OUTSIDE

To the front of the property is an area laid to gravel with pathway approach. In addition, there is also an outside light.

To the rear, there is an area which has been laid to patio onto a raised garden laid to gravel. There is an outside light and outside tap. In addition, there is a gate providing pedestrian access back to the front where there is off road parking for two cars.

### AGENTS NOTE

Council Tax Band: 'B' £1850.85 for year 24/25

EPC rating: 'C'

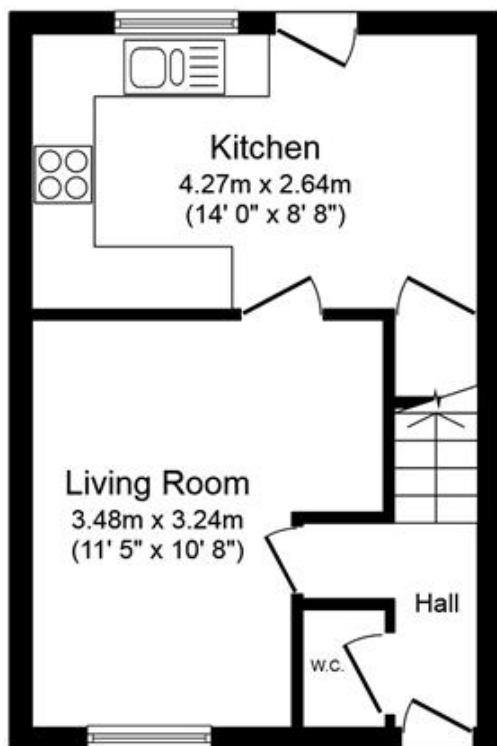
The property is Freehold but there is a small Leasehold fee in relation to sewage, which is dealt with by Crown Property Management Company.

The cost is divided between 10 properties and is approximately £170.00 per annum.

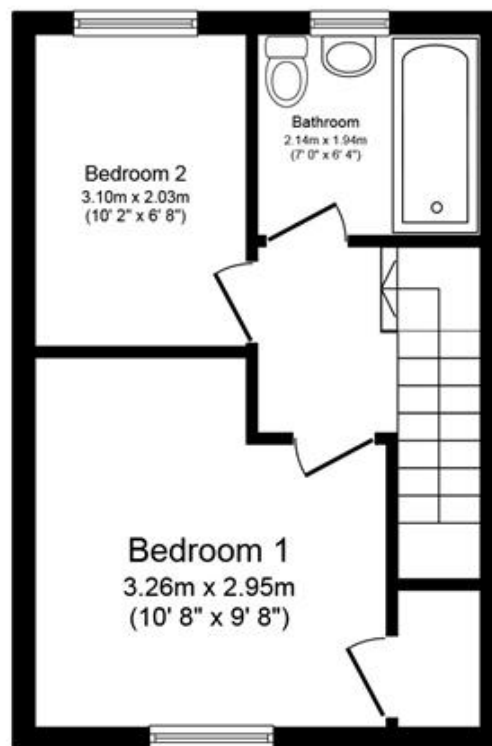
The owner of the property will become a Director of the company. Companies House records approximately £250.00 per annum.

Maintenance of pump = approximately £200.00 per annum.





**Ground Floor**



**First Floor**

Total floor area 56.8 sq.m. (612 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	78   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.

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