

**SAMPLE
MILLS**



**Hilton Road
Newton Abbot
Devon**

£200,000
FREEHOLD





Hilton Road, Newton Abbot, Devon

£200,000 freehold

A spacious unique 4 bedroom End of Terrace family property situated just off the town centre of Newton Abbot, providing easy access for local amenities.

The property has recently been upgraded and benefits from uPVC double glazing, gas central heating and is sold with **NO CHAIN**. The property has also been refurbished with new carpets recently laid and some replacement windows.

The accommodation internally comprises entrance vestibule with hallway, lounge to the front, large dining area with access to the rear courtyard garden, and kitchen on the ground floor. The property has staircase to a half landing with a bathroom and then 4 spacious bedrooms.

Further benefits include gas central heating, double glazing, and is being sold with **NO CHAIN**. Viewing is highly recommend for those seeking a spacious family house situated close to all local amenities.

The property is within easy reach of the town centre, shops, schools, and other amenities to include easy road access to the A380, A38, M5 motorway and the main rail line station that runs to London Paddington, on a daily basis.



Hard wood door to:

Entrance Vestibule

Single panelled radiator. Consumer box. Stained glass door to:

Entrance Hallway

Single panelled radiator. Door through to:

Lounge – 2.90m x 2.80m (9'6" x 9'2")

uPVC double glazed windows to the front. Double panelled radiator. Recesses on either side, one housing the electric and gas meter and the other with storage cupboard. Walk-through to:



Dining Area – 4.01m x 3.80m (13'2" x 12'6")

Feature fireplace, wooden surround, tiled insert, grate and mantle over. Double panelled radiator. Staircase to landing. Wooden panelling to wall. Storage area with shelving. Double glazed door providing access onto the rear of the property. Walk-through to:



Kitchen – 3.80m x 2.00m (12'6" x 6'7")

A range of fitted base units with worktop surface areas. Built-in single oven with 4 ring hob and extractor fan. Tiled walls. Dual aspect uPVC double glazed windows. Stainless steel circular drainer with mixer tap over. Cupboard housing wall mounted Baxi boiler serving hot water and central heating. Further range of fitted base units with worktops and storage cupboards below. Space for electrical appliance fridge/freezer. Concealed lighting. Vinyl floor covering.

Staircase to the half landing

Thermostat control for central heating. Door off to:



Bathroom – 3.70m x 2.10m (12'2" x 6'11")

Panelled bath with tiled walls and fitted electric shower. Built-in airing cupboard. Double panelled radiator. Two dual aspect windows. Recessed area which has a w/c and window. Circular light.

Staircase to landing

Doors off to:



Bedroom 1 – 4.20m x 3.70m (13'9" x 12'2")

Triple aspect windows to the front and side with an open view. Double panelled radiator. Concealed lighting.

Bedroom 2 –

Feature fireplace, surround. Storage cupboard. uPVC double glazed window. Double panelled radiator.

Bedroom 3 –

uPVC double glazed window to the side. Double panelled radiator.

Bedroom 4 – 3.80m x 2.20m (12'6" x 7'3")

uPVC double glazed window to the rear. Feature fireplace, tiled insert and hearth. Storage cupboard with shelving. Double panelled radiator.

Outside

The property has a courtyard rear garden with a storage area, rear wall and gate providing access to the service lane.

Agent's Note

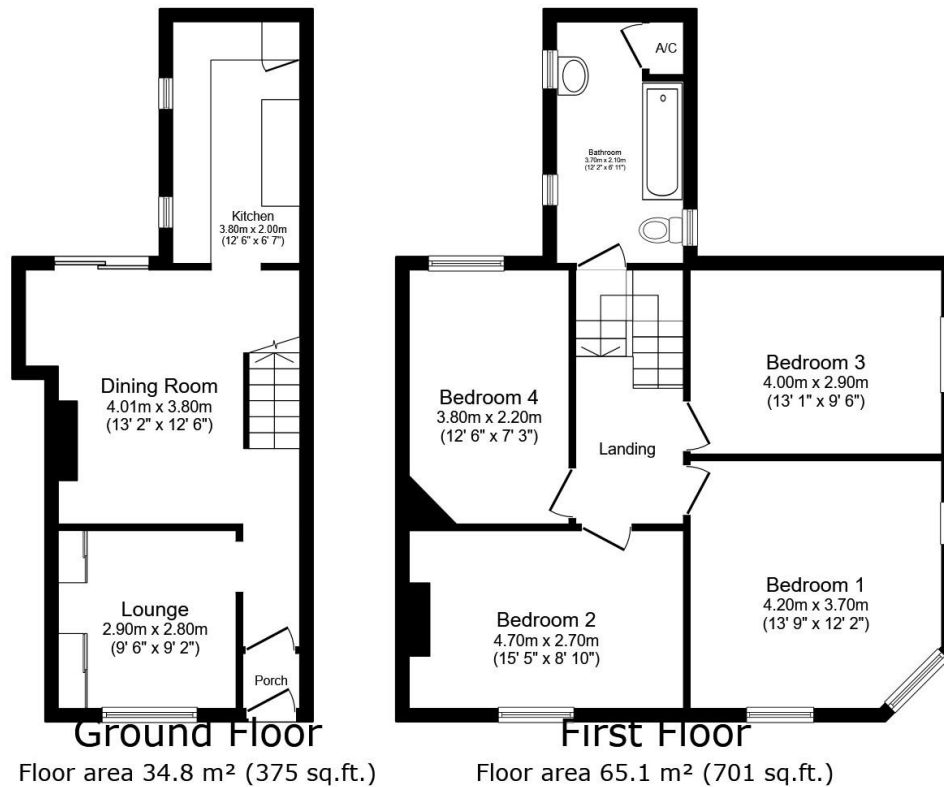
Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'D'

Part of the property has a Flying Freehold

Long term flood risk: Very low





TOTAL: 99.9 m² (1,076 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



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		
81-91	B		85 B
69-80	C		
55-68	D	67 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.