

**SAMPLE
MILLS**



**Ashburton Road
Newton Abbot
Devon**

£230,000
FREEHOLD





Ashburton Road, Newton Abbot,
Devon

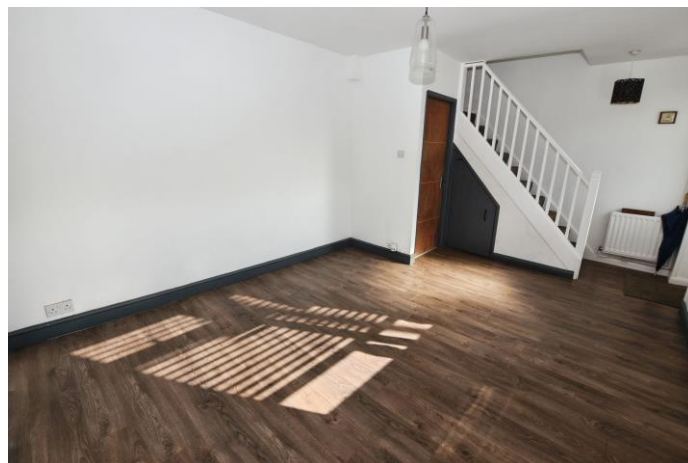
£230,000 freehold

An extended 3 bedroom semi-detached property situated in the popular area of Highweek providing easy access for all local amenities.

The accommodation internally comprises dining area, contemporary high gloss fitted kitchen/utility, spacious open plan lounge with double doors opening onto a large timber decked area and generous sized lawned garden. Upstairs, there are 3 bedrooms and a family bathroom.

An early viewing is highly recommended for purchasers seeking a large family home.

The Highweek area is within easy reach of amenities to include primary and secondary schools, doctors surgery, leisure centre, as well as easy road access for onward journeys via the A380/A38/M5 motorway as well as mainline rail links to London Paddington.



uPVC double glazed door leading into

Dining Area – 4.27m x 3.42m (14'0" x 11'3")

uPVC double glazed windows to front aspect. Coved ceiling. Double panelled radiator. Recessed area with shelving. TV point. Staircase rising to the first floor. Understairs storage cupboard.

Kitchen/Utility Room – 5.77m x 3.40m (18'11" x 11'2")

Range of contemporary high gloss base units with drawers with rolled edge worktops over and matching wall mounted cupboards. Built in larder with pull out carousel units. Built in single oven. Built in Bosch microwave. Storage cupboards above and below. 4 ring hob with stainless steel splashback with extractor hood above. Integrated fridge and freezer. Further range of kitchen units. Wood effect flooring. uPVC double glazed window and uPVC double glazed door.

Utility Area

Space for tumble dryer. Recessed understairs shelving. Built in one and a half bowl sink drainer unit with chrome mixer tap. Space for fridge/freezer. Plumbing for washing machine. uPVC double glazed window. Glow Worm wall mounted boiler serving hot water and gas central heating. Coved ceiling. Concealed lighting. Wood effect flooring.

Door through to:

Extended Lounge – 5.87m x 5.28m (19'3" x 17'4")

uPVC double glazed double doors opening onto the rear garden. TV point. Radiator. uPVC double glazed door opening onto the side.

First Floor

Half Landing

uPVC double glazed window.

Bedroom 1 – 3.53m x 2.51m (11'7" x 8'3")

uPVC double glazed window to front aspect. Single panelled radiator. Recessed areas.

Bedroom 2 – 2.74m x 2.49m (9'0" x 8'2")

uPVC double glazed window to front aspect. Single panelled radiator.

Bedroom 3 – 2.74m x 2.03m (9'0" x 6'8")

uPVC double glazed window boasting fine views towards Wolborough Hill, Aller Park and surrounding area. Recessed area with built in shelving. Single panelled radiator.

Bathroom – 2.69m x 1.52m (8'10" x 5'0")

Recently refitted with a panelled bath, wash hand basin, low level WC. Fixed mirror. Shelving. Extractor fan. Concealed lighting. Fitted ladder radiator. Tiled walls.

Outside

The property is approached via a path with gate leading to a decked area which is ideal for enjoying the evening sunset. A side access gate leads round to the rear of the property.

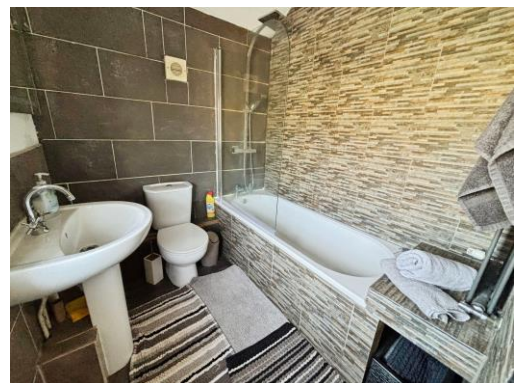
The rear garden is of a generous size comprising a large timber decked area which can be accessed from the lounge/dining room. There is a built in storage shed and further steps leading up to a lawned area with fence surrounding and a further decked area at the top of the garden.

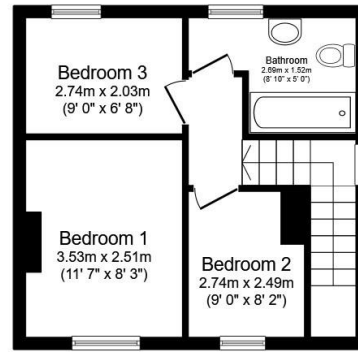
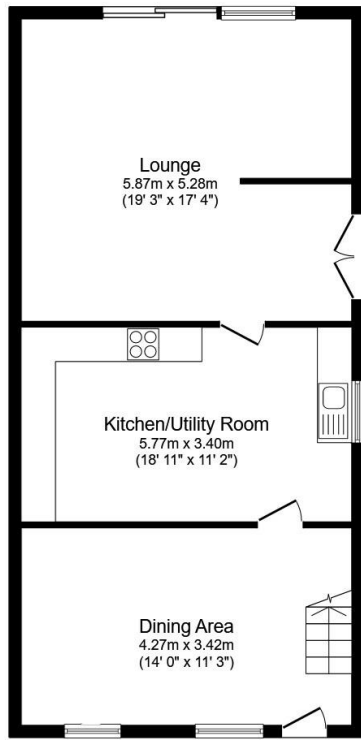
Agent's Note:

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

EPC rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 103.3 sq.m. (1,112 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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