



**SAMPLE  
MILLS**

**Drake Road  
Buckland  
Newton Abbot  
Devon**

**£210,000**  
FREEHOLD







Drake Road, Buckland, Newton  
Abbot, Devon

**£210,000 freehold**

This mid terrace home comprises entrance porch, entrance hall, lounge, kitchen/dining room. On the first floor, there are 3 good sized bedrooms, a bathroom and separate w/c. The property also has gas central heating, uPVC double glazing, gardens front and rear, and from the rear, far reaching views over towards, Newton Abbot, the racecourse, Haytor and Dartmoor beyond.

Forming part of this residential area with its range of facilities including schools, shops, community centre, bus services, the link roads for Exeter and Torbay being close at home, again with easy access into Newton Abbot with its further range of facilities and amenities.





uPVC half double glazed door through to:

### Entrance Porch

Glazed door through to:

### Entrance Hall

Double panelled radiator. Staircase rising to first floor. Telephone point. Glazed door through to:

### Lounge – 5.97m x 3.6m (19'7" x 11'10")

Double panelled radiator. Electric fire within feature fireplace on matching hearth with mantle surround and gas point. TV point. uPVC double glazed double doors providing access to the rear garden with views over towards Dartmoor. Opening through to:

### Kitchen Area – 3.12m x 2.95m (10'3" x 9'8")

Inset stainless steel single drainer sink unit with mixer taps. Fitted wall and base units. Worktop surface areas. Electric cooker point. Plumbing for washing machine. Double panelled radiator. Wall hung gas boiler for hot water and central heating system. Tiled floor. Partly tiled walls. uPVC double glazed window. Fuse board. uPVC half double glazed door providing access back to the front. uPVC double glazed door providing access to the rear garden.

### Dining Area – 2.06m x 2.04m (6'9" x 6'8")

### First Floor Landing

Built-in shelved cupboard.

### Bedroom 1 – 3.61m x 3.16m (11'10" x 10'4")

Double panelled radiator. Built-in cupboard. uPVC double glazed window to front.

### Bedroom 2 – 4.16m x 2.75m (13'8" x 9'0")

Double panelled radiator. uPVC double glazed window overlooking the rear garden with views over towards the racecourse, Wolborough Hill, Dartmoor and Haytor beyond.

### Bedroom 3 – 3.24m x 2.00m (10'8" x 6'7")

Double panelled radiator. uPVC double glazed window to front. Hatch to the roof space.

### Bathroom

Inset bath with fitted electric shower. Wall mounted wash-hand basin. Fully tiled walls. Double panelled radiator. Obscure uPVC double glazed window. Electric wall heater.

### Separate W/C

Low flush suite. uPVC double glazed window.

### Outside

To the front of the property, there is a tiered garden laid to gravel.

To the rear of the property, there is an area which has been laid to decking, which leads onto a garden laid to lawn with borders having bushes and shrubs. There is also a raised area laid to gravel again, stocked with various shrubs and plants and a garden shed.

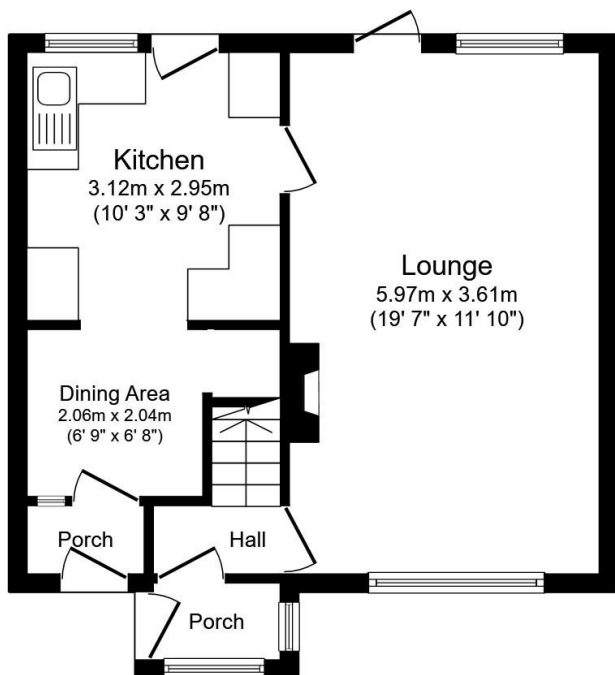
### Agent's Note

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

EPC Rating: 'C'

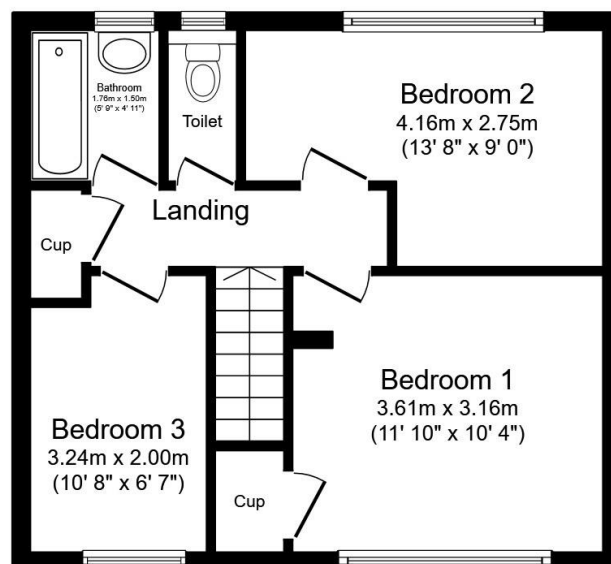
Long Term Flood Risk: Very Low





### Ground Floor

Floor area 41.9 sq.m. (451 sq.ft.)



### First Floor

Floor area 40.4 sq.m. (435 sq.ft.)

Total floor area: 82.3 sq.m. (886 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](http://www.Propertybox.io)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   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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