



**SAMPLE
MILLS**

**Tudor Road
Newton Abbot
Devon**

£215,000
FREEHOLD





Tudor Road, Newton Abbot, Devon

£215,000 freehold

A spacious 2 bedroom property situated just off the town centre, that has been upgraded in recent years and benefits from open planned accommodation with lounge/diner, long kitchen/breakfast room and rear porch. The property has 2 double bedrooms and a family bathroom.

Outside, the property has a rear courtyard garden, which is level, walled surround and enjoys a sunny aspect throughout the day.

The property benefits from gas central heating, double glazing and is highly recommended for those seeking a property close to the town.

Parking permits can be obtained.



uPVC composite door to:

Entrance Porch

Glazed door through to:

Hallway

Single panelled radiator. Staircase to first floor. Glazed door through to:

Lounge/Diner – 7.50m x 3.30m (24'7" x 10'10")

Feature uPVC double glazed window looking over the front. Double panelled radiator. TV point. Wooden surround fireplace on hearth and recess on either side. TV point. Cupboard housing gas meter.

Dining Area

Wooden panelling to one wall. Understairs storage cupboard with light and power. uPVC double glazed window. Double panelled radiator. Door through to:

Kitchen – 6.40m x 1.90m (21'0" x 6'5")

Fitted base units. Stainless steel worktop. uPVC double glazed window. Wooden panelling to the wall and ceiling. Single panelled radiator. Arch through to:

Extended Gallery Kitchen

Fitted base units. Worktops. Dual aspect uPVC double glazed windows. Double panelled radiator. Wooden panelling to the wall. Wooden panelling to the ceiling. Extractor fan. Stainless steel splash back. Laminated flooring.

Staircase to Half Landing

Bathroom

'P' shaped bath. Shower screen. Mixer taps. Shower. Tiled walls. Low level w/c. Obscure glazed window. Wash-hand basin. Storage cupboard housing Vaillant combi boiler serving hot water and central heating.

Landing

Double storage cupboards. Thermostat control and timer for central heating. Access to loft area.

Bedroom 1 – 4.10m x 3.30m (13'5" x 10'10")

uPVC double glazed window looking over the front. Double panelled radiator.

Bedroom 2 – 3.90m x 2.30m (12'10" x 7'7")

Double panelled radiator. uPVC double glazed window.

Outside

The garden comprises walled surround with area to the rear, which is level and enjoys a sunny aspect throughout the day.

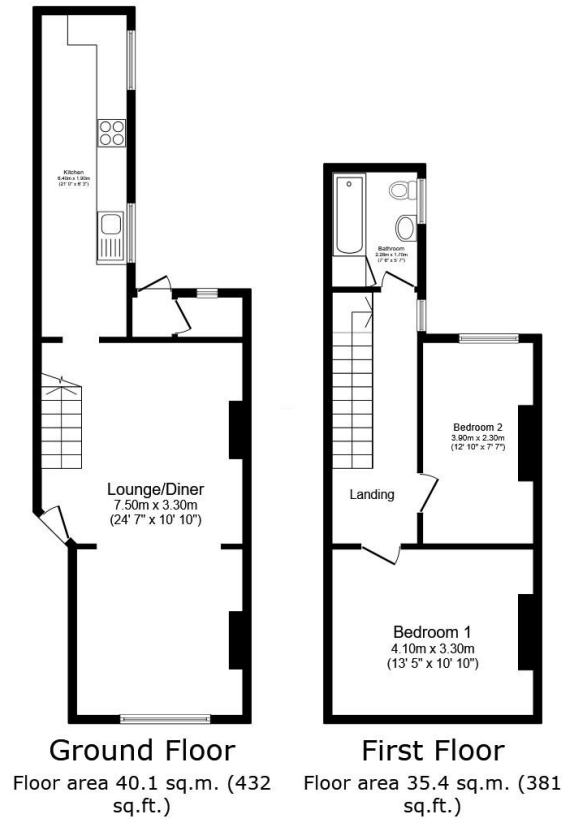
Agent's Note

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

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Total floor area: 75.4 sq.m. (812 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		
69-80	C		79 C
55-68	D	65 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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