

**SAMPLE
MILLS**



**Haytor Drive
Newton Abbot
Devon**

£325,000
FREEHOLD





Haytor Drive, Newton Abbot, Devon

£325,000 freehold

A Detached Dormer Bungalow situated in the popular location of Haytor Drive boasting outstanding panoramic views that can be seen from the main principle rooms and bedrooms, stretching towards Kingskerswell, Wolborough Hill, the racecourse, Highweek and across to Haytor. The property which occupies a larger than average size plot, is situated within easy reach of all local amenities, as well as the A380/A38/M5 motorway, Newton Abbot town centre where there are shops, primary and secondary schools, leisure facilities, and the mainline railway station to London Paddington.

The accommodation internally comprises entrance hall, 2 bedrooms on the ground floor, along with a bathroom, kitchen/breakfast room, lounge/diner and conservatory. The property has a staircase to the dormer upstairs which has a further double bedroom with en-suite shower room.

The property benefits from a larger than average size garage, good off road parking, mature gardens to the front, rear and side, and a rear conservatory, which also enjoys the outstanding views.

For those looking for a Detached Bungalow close to all amenities, this property is highly recommended.



Storm Porch

uPVC double glazed door leading into:

Entrance Hall

Single panelled radiator. Coving to textured ceiling. Thermostat control for central heating. Airing cupboard with hot water tank and shelving. Storage cupboard above.

Bedroom 1 – 3.50m x 3.40m (11'6" x 11'2")

uPVC double glazed window to front aspect. Single panelled radiator. Coving to textured ceiling.

Bedroom 2 – 3.80m x 3.30m (12'6" x 10'10")

uPVC double glazed window to front aspect. Single panelled radiator. Coving to textured ceiling.

Bathroom – 2.40m x 2.10m (7'10" x 6'11")

Low level w/c. Wash-hand basin with cupboard below. uPVC double glazed window. Bath with mixer tap attachment. Radiator.

Kitchen – 3.70m x 3.60m (12'2" x 11'10")

Range of fitted base units with worktop surface areas over. One and a half bowl stainless steel sink drainer unit with mixer tap over. Matching range of wall mounted cupboards. Stainless steel extractor hood. Fitted breakfast bar with base units. Space for fridge freezer. Further range of wall mounted cupboard. Coving to textured ceiling. uPVC double glazed window to rear aspect with views over the surrounding area, towards Wolborough Hill and Haytor in the distance. uPVC double glazed door leading to rear garden.

Lounge – 4.20m x 3.30m (13'9" x 10'10")

Feature fireplace with marble effect insert and fitted 'Living Flame' gas fire with mantel over and hearth. Recesses to either side of chimney breast. Open tread staircase rising to the first floor. uPVC double glazed patio doors opening onto the Conservatory. Arch through to:

Dining area – 4.20m x 4.10m (13'9" x 13'5")

Coving to textured ceiling. Single panelled radiator. uPVC double glazed window to side aspect.

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

uPVC double glazed offering open panoramic views over the surrounding area, towards Wolborough Hill, Highweek, Haytor and the racecourse. Single panelled radiator.

FIRST FLOOR LANDING

Storage cupboard. Door off to:

Bedroom 3 – 4.05m x 2.90m (13'3" x 9'6")

uPVC double glazed window with open views over the surrounding area towards Wolborough Hill, Highweek, Haytor and the racecourse. Single panelled radiator.

En Suite Shower Room – 2.50m x 2.20m (13'3" x 7'3")

Shower cubicle. Low level WC. Wash hand basin. uPVC double glazed window. Medicine cabinet. Coving to textured ceiling. Water meter.

Garage – 5.20m x 2.60m (17'1" x 8'6")

Electric up and over door. Power and light.

OUTSIDE

The property occupies a larger than average size plot, and is approached via a gate and path leading to the front, with lawned garden to either side. Access around to the rear of the property.

The rear garden incorporates a paved patio area, and good sized lawned garden with mature plants and shrubbery. There is also a larger than average size detached garage with power and light, plus ample off road parking. The outstanding panoramic views can be enjoyed from the rear of the property.

Agents Note

Council Tax Band: £2587.09 for 2025/26

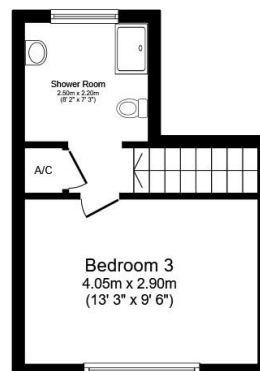
EPC Rating: 'E'

Long Term Flood Risk: Very Low

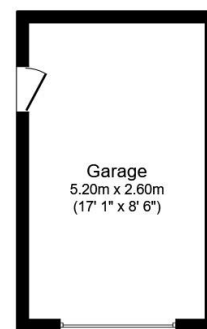




Ground Floor



First Floor



Garage

Total floor area 137.0 m² (1,475 sq.ft.) approx

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 50 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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