

**SAMPLE
MILLS**



**Heath Park
Milber
Newton Abbot
Devon**

£355,000
FREEHOLD





**Heath Park, Milber, Newton Abbot,
Devon**

£355,000 freehold

This detached bungalow situated on the Milber area of Newton Abbot close to buses, shops, and the link roads for Exeter and Torbay, together with gaining frequent bus serves into Newton Abbot town centre with its range of further facilities and amenities including doctors, shops and railway station etc.

Internally, the accommodation comprises entrance porch leading to hallway, lounge with distant views towards Dartmoor, kitchen with built-in electric hob and electric oven, dining area with access to the rear garden, 3 bedrooms and family bathroom.

Further benefits include gas central heating, uPVC double glazing, garage, off road parking plus ease of maintenance gardens front and rear.

Being offered with **NO CHAIN** viewing is recommended.



uPVC half double glazed door with side screen opening through to:

Entrance Porch

Glazed door through to:

Entrance Hall

Telephone point. Two radiators. Hatch to the roof space, Courtesy door through to the garage.

Lounge – 5.10m x 3.35m (16'9" x 11'0")

Double panelled radiator. TV point. uPVC double glazed window overlooking the front and enjoying distant views over towards Dartmoor and including Haytor. Coving to ceiling.

Kitchen – 3.28m x 2.73m (10'9" x 8'11")

1½ bowl inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Plumbing for washing machine. Integrated fridge. uPVC double glazed window to side. Tiled floor. Built-in shelved larder. Spotlight points. Archway through to:

Dining Area – 4.87m x 2.43m (16'0" x 8'0")

Double panelled radiator. uPVC double glazed windows to front and rear aspect. TV point. uPVC half double glazed door to the rear garden.

Bedroom 1 – 3.35m x 3.31m (11'0" x 10'10")

uPVC double glazed window to rear. Single panelled radiator.

Bedroom 2 – 2.94m x 2.52m (9'8" x 8'3")

Single panelled radiator. uPVC double glazed window to front enjoying similar views to that of the lounge.

Bedroom 3 – 2.52m x 2.35m (8'3" x 7'9")

Single panelled radiator. uPVC double glazed window to the rear.

Bathroom and w/c – 2.90m x 1.70m (9'6" x 5'7")

Panelled bath with fitted shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Heated towel rail. Obscure uPVC double glazed window. Cupboard housing gas boiler for hot water and central heating system.

Garage – 5.19m x 2.34m (17'0" x 7'8")

Metal up and over door.

Outside

To the front of the property, is a garden laid to chippings for ease of maintenance with a tree and bushes. There is a side path which provides access to the rear, where there is an area laid to patio where there is a garden shed, with steps up to a further patio area and then a garden laid to lawn, again stocked with a host of mature bushes, trees, shrubs and plants. In addition, there is a garage plus off road parking.

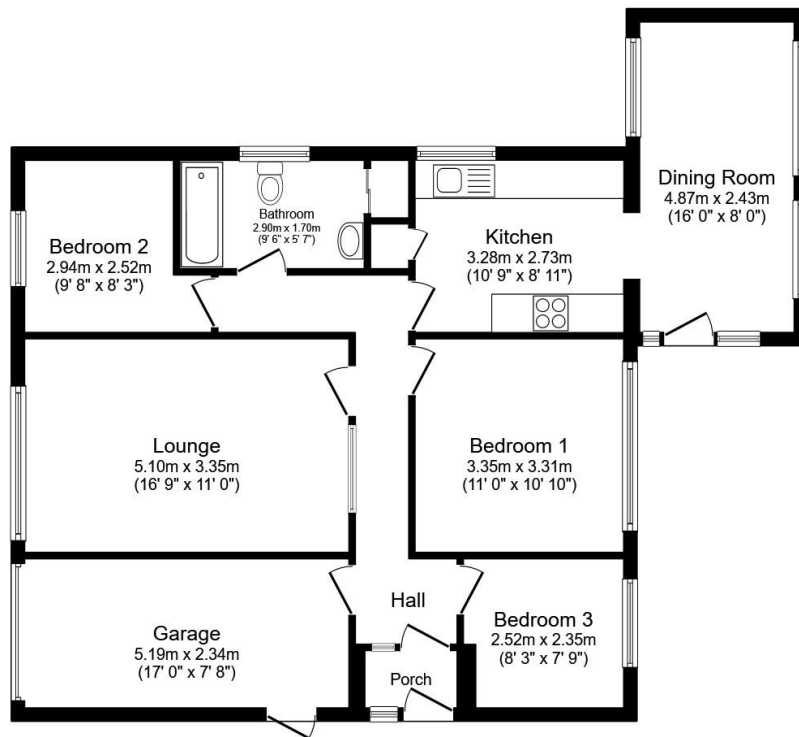
Agent's Note

Council Tax Band: 'D' £2587.09 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan

Floor area 93.4 sq.m. (1,006 sq.ft.)

Total floor area: 93.4 sq.m. (1,006 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		84 B
69-80	C		
55-68	D	61 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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