

**SAMPLE
MILLS**



**Margaret Gardens
Buckland
Newton Abbot
Devon**

£245,000
FREEHOLD





**Margaret Gardens, Buckland,
Newton Abbot, Devon**

£245,000 freehold

A well-presented 3 bedroom family home, situated in Newton Abbot. This property is within walking distance to two local primary schools and local amenities including a shop, post office, pharmacy, café, launderette, and doctor's surgery. A local park which includes an exercise station, skatepark and children's play area is located less than half a mile away, with joining walks along the River Teign. A local bus service runs nearby, providing flexible transport to many different destinations. Newton Abbot Train Station is just 1 mile away making it accessible to commute to the major cities. Torbay and the major cities can also be accessed via the close-by A380.

This family home comprises of an entrance hall leading into the improved kitchen area which is complimented with a breakfast bar. The kitchen has a built-in induction hob and an electric oven, plus an integrated dishwasher. Following on from the kitchen area, there is a spacious lounge/dining room with a bright bay window, overlooking the front garden. Joining to the lounge through double glazed doors, is an adhering conservatory which is perfect for enjoying the warmer weather and can have several different uses, including a child's playroom. The conservatory is complimented by excellent views of Dartmoor.

This property benefits from gas central heating, uPVC double glazing, front and rear gardens with shed/workshop, and the rear garden has sun all day, into the evening with lovely sunsets. There is also off-road parking with drop kerb running the width of the driveway.



uPVC part double glazed door opening through to:

Entrance Hall

Understairs storage cupboard. Staircase rising to first floor. Door through to:

Lounge – 5.44m x 3.18m (17'10" x 10'5")

Two double panelled radiators. uPVC double glazed bay window overlooking the front garden. TV point. Feature recess. Picture rail. uPVC double glazed door through to:

Conservatory – 2.95m x 2.62m (9'8" x 8'7")

uPVC double glazed. Laminate flooring, Two doors providing access to the rear garden.

Kitchen/Breakfast Room – 4.04m x 2.87m (13'3" x 9'5")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units with soft closers. Worktop surface areas incorporating splash backs. Built-in 4 ring induction hob with electric oven beneath. Space for fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Recess for further appliance. Cupboard housing the gas combi boiler for hot water and central heating system. Breakfast bar. Tall radiator. uPVC double glazed windows to two aspects. Vinyl floor covering. Inset spotlights. uPVC double glazed door to the rear garden.

First Floor Landing

Built-in shelved cupboard.

Bedroom 1 – 4.88m x 2.74m (16'0" x 9'0")

Radiator. uPVC double glazed window overlooking the front and rear, and from the rear, views over towards Wolborough Hill and Dartmoor beyond are obtained.

Bedroom 2 – 3.15m x 2.03m (10'4" x 6'8")

Radiator. uPVC double glazed window overlooking the rear enjoying similar views to bedroom 1.

Bedroom 3 – 2.74m x 2.13m (9'0" x 7'0")

Radiator. uPVC double glazed window to front.

Shower Room and w/c

Shower cubicle with fitted shower. Inset wash-hand basin with drawer space below. Low level w/c. Hatch to the roof space. Heated towel rail. Obscure uPVC double glazed window.

Outside

To the front of the property, there is a long dropped kerb, running the width of the driveway, with gravelled and slabbed areas for off road parking and path leading to the front door.

To the rear of the property, there is a garden which has been laid to patio leading on to a further garden with a shed/workshop (20ft x 10ft). From the patio, far reaching views over towards Wolborough Hill, Dartmoor and the racecourse are obtained. There is also an outside tap and an outside store. The rear garden has sun all day, into the evening with lovely sunsets.

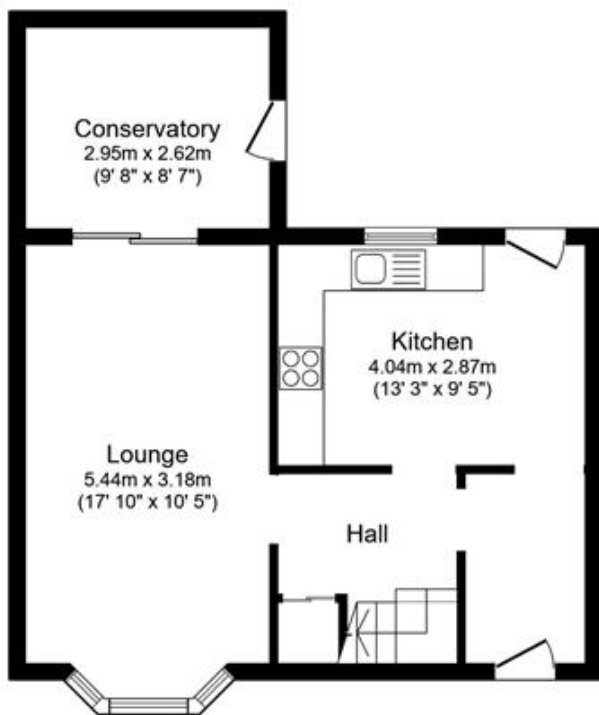
Agent's Note

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

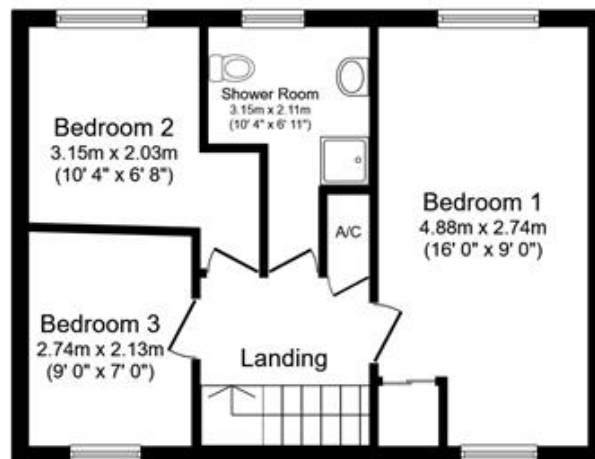
EPC Rating: 'E'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 49.3 m² (531 sq.ft.)



First Floor
Floor area 39.7 m² (427 sq.ft.)

TOTAL: 89.0 m² (958 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		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 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