

**SAMPLE
MILLS**



**Milton Road
Abbotsbury
Newton Abbot
Devon**

£275,000
FREEHOLD





**Milton Road, Abbotsbury,
Newton Abbot, Devon**

£275,000 freehold

This spacious 3 bedroom Victorian home is situated in the Abbotsbury area in a small parade of 6 properties opposite the Church, and within walking distance to secondary schools, primary schools and Newton Abbot town centre with its range of facilities and amenities including the sports centre, bus routes, shops, dentists, doctors, library, cinema, A38, A380, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The accommodation comprises an entrance porch leading through to an entrance hall, lounge/diner and kitchen/breakfast room. On the first floor there are 3 bedrooms and a 4 piece bathroom suite.

The property has gas central heating, some double glazing, and also a basement and gardens front and rear.

There is residents' permit parking in the road (payable via Teignbridge District Council), and subject to the relevant regulations, parking could be created to the rear.



Stained half glazed door opening through to:

Entrance Porch

Stained half glazed door with side screen opening through to:

Entrance Hall

Single panelled radiator. Understairs storage cupboard. Dado rail. Staircase rising to first floor. Door through to:

Lounge/Diner – 7.62m x 3.84m (25'0" x 12'7")

Victorian fireplace on slate hearth with mantle surround. TV point. Two radiators. uPVC double glazed bay window to front with window seat. Coving to ceiling. Two ceiling roses. Telephone point. Sash window overlooking the rear.

Kitchen/Breakfast Room – 7.16m x 3.18m (23'6" x 10'5")

Inset single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Plumbing for dishwasher. Additional storage cupboard housing the radiator. uPVC double glazed windows to side and rear. Double panelled radiator. Tiled floor. Part glazed stable style door to outside. Plumbing for washing machine. Cupboards housing fridge and freezer.

First Floor Landing

Radiator.

Bedroom 1 – 4.70m x 2.51m (15'5" x 8'3")

A range of built-in wardrobes. Radiator. uPVC double glazed bay window overlooking Abbotsbury Church.

Bedroom 2 – 3.84m x 2.79m (12'7" x 9'2")

Radiator. Sash window overlooking the rear. Distant views. Laminate flooring.

Bedroom 3 – 2.64m x 2.62m (8'8" x 8'7")

Built-in wardrobe. uPVC double glazed sash window to front overlooking the Church. Radiator. Additional wall mounted cupboard space.

Bathroom and w/c

4 piece suite. Inset bath with shower mixer tap attachment. Tiled shower cubicle with fitted shower. Low level w/c. Pedestal wash-hand basin. Partly tiled walls. Obscure single glazed windows to three aspects. Built-in shelved cupboard. Hatch to the roof space.

Outside

To the front of the property, is an enclosed area laid to gravel stocked with various bushes and pathway approach.

To the rear of the property, is an enclosed courtyard garden, again with various bushes and plants, an outside tap and outside lighting. There is an under house storage area housing the gas combination boiler for hot water and central heating system and electric light. There is also a rear gate providing pedestrian access.

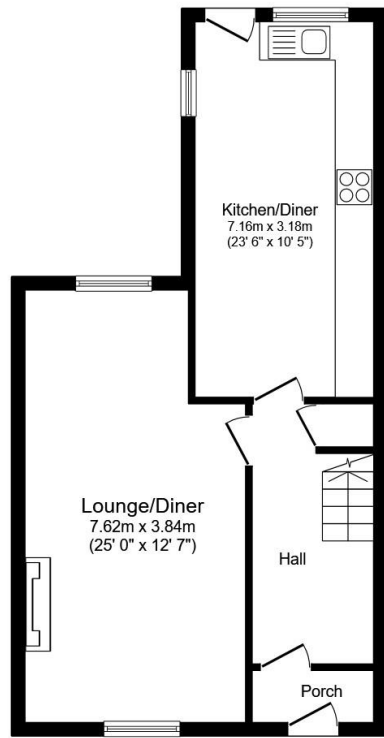
Agent's Note

Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor

Floor area 48.5 sq.m. (522 sq.ft.)



First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 91.9 sq.m. (989 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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rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 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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