

**SAMPLE
MILLS**



**Bowden Hill
Newton Abbot
Devon**

£190,000
FREEHOLD





Bowden Hill, Newton Abbot, Devon

£190,000 freehold

Perched on an elevated position in a sought after area, 32 Bowden Hill enjoys far reaching views over the surrounding area and the countryside. The property is set within a peaceful residential area and yet remains conveniently close to local amenities, schools and transport links, and offers the best of both quiet living and accessibility.

The home itself is well proportioned with a welcome layout that combines traditional charm and practical living space. Large windows invite natural light enhancing the sense of openness while the surrounding garden areas provide opportunity for relaxation and entertaining.

The accommodation internally comprises downstairs games room, downstairs cloakroom, kitchen/breakfast room, lounge/diner, 3 bedrooms and a family bathroom. The property also benefits from an attached garage with power and light.

The property is sold with **NO CHAIN**, and it benefits from gas central heating and double glazing.

Viewing of this property is highly recommended.



GROUND FLOOR

Glazed door to:

Entrance Vestibule

Meter cupboard. Single panelled radiator. Shelving. Circular light.

Downstairs Cloakroom

Wash-hand basin. Single panelled radiator. Low level w/c. Obscure glazed window.

Staircase with banister leading onto:

FIRST FLOOR

Kitchen/Breakfast Room – 5.05m x 2.36m (16'7" x 7'9")

Incorporates a range of fitted base units. Worktop surface areas. Stainless steel drainer. Built-in single oven and hob. Range of wall mounted cupboards. Extractor fan. Part tiled walls. Wooden flooring. uPVC double glazed window to the side. Patio doors onto the balcony. Spot lamps. Further double glazed window. Breakfast bar. Double doors opening up onto:

Lounge – 5.05m x 3.28m (126'7" x 10'9")

Dual aspect uPVC double glazed windows. Open outlook over the surrounding area towards Haytor and over, fantastic panoramic views. Single panelled radiator. Wooden flooring.

Staircase to Landing

SECOND FLOOR

Smoke detector. Carbon monoxide tester. Cupboard housing Baxi boiler serving hot water and central heating system. Airing cupboard with shelving. Doors off to:

Bedroom 1 – 3.33m x 2.74m (10'11" x 9'0")

Single panelled radiator. uPVC double glazed windows with views over the surrounding area of Newton Abbot, over the racecourse, Haytor and over, stunning views towards Bishopsteignton and over. Built-in wardrobe with louvre doors.

Bedroom 2 – 2.36m x 2.24m (7'9" x 7'4")

uPVC double glazed window. Single panelled radiator. Outstanding views over the surrounding area of Knowles Hill, racecourse, Kingsteignton, right over to Bishopsteignton and over Newton Abbot.

Bedroom 3 – 3.10m x 2.39m (10'2" x 7'10")

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

Refitted Bathroom

Panelled bath. Shower screen. Tritan shower. Wash-hand basin. Low level w/c. Obscure glazed window. Circular light. Single panelled radiator. Storage cupboard with louvre doors.

Outside

Off the patio, there is a veranda and decking area where you can sit and enjoy fantastic views throughout the year, over the surrounding area of Newton Abbot, over Knowles Hill, towards Kingsteignton, Bishopsteignton and over.

Garage – 4.9m x 2.9m (16'1" x 9'6")

Up and over door. Window.

Store Room – 4.9m x 3.2m (16'1" x 10'6")

Window. Power and light.

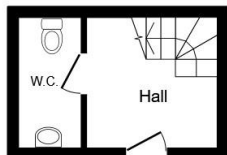
Agent's Note

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

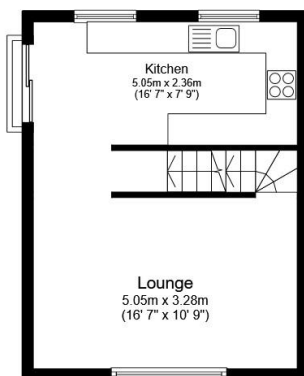
EPC Rating: 'D'

Long Term Flood Risk: Very Low

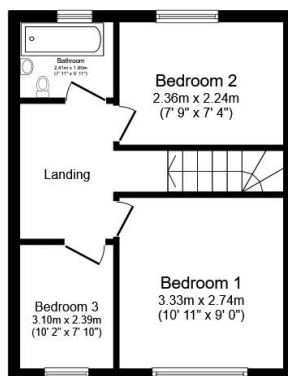




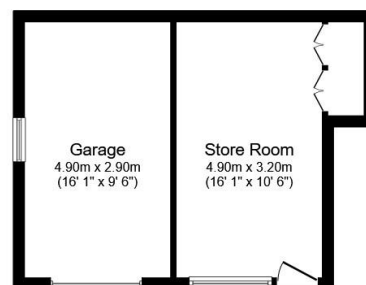
Ground Floor
Floor area 9.5 sq.m.
(102 sq.ft.)



First Floor
Floor area 33.5 sq.m. (361
sq.ft.)



Second Floor
Floor area 33.5 sq.m. (361
sq.ft.)



Garage
Floor area 29.4 sq.m. (316 sq.ft.)

Total floor area: 105.9 sq.m. (1,140 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		80 C
55-68	D	66 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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