



**SAMPLE
MILLS**

**Beaumont Road
Newton Abbot
Devon**

£150,000
FREEHOLD





Beaumont Road, Newton Abbot,
Devon

£150,000 freehold

A 2 bedroom terrace property situated just off the town centre being sold with **NO CHAIN** and in need of updating inside. The property is conveniently positioned for the town centre giving excellent access to local amenities including, shops, schools, health centre, bus services, the main rail line to London Paddington and A380/M5 motorway for onward journeys.

Internally, the accommodation comprises entrance hallway, lounge, separate dining room, kitchen, downstairs utility, 2 bedrooms and a bathroom.

Further benefits include gas central heating, double glazing and courtyard garden to the rear.

There is on road residents' Permit parking via Devon County Council



Hard wood door to:

Entrance Hallway

Electric fuse box. Smart meter. Glazed door. Single panelled radiator. Door through to:

Lounge – 3.50m x 3.02m (11'6" x 9'11")

Open fire, tiled surround, mantle over and raised hearth. Storage cupboards either side. Shelving. uPVC double glazed window to front. Double panelled radiator.

Dining Room – 3.60m x 3.50m (11'10" x 11'6")

Storage cupboards either side of covered fireplace with recess and shelving. Door giving access to the rear. Double panelled radiator. Textured ceiling. Understairs storage.

Kitchen – 3.40m x 2.10m (11'2" x 8'11")

Incorporating a range of fitted base units and wall mounted cupboards. 5 ring hob. Single oven. Range of further fitted base units. Drainer 1½. uPVC double glazed windows to the rear.

Downstairs Utility -1.90m x 1.70m (6'3" x 5'7")

Obscure glazed windows.

Staircase to half landing

Skylight window. Door off to:

Bathroom

Panelled bath. Wash-hand basin. Low level w/c. Boiler serving hot water and central heating system. uPVC double glazed window. Double panelled radiator.

Staircase up to the landing

Access to loft area.

Master Bedroom – 4.70m x 3.00m (15'5" x 9'10")

Looks over the front. uPVC double glazed window. Single panelled radiator. Strip fluorescent lighting. Recess. Feature fireplace.

Bedroom 2 – 3.50m x 2.90m (11'6" x 9'6")

Feature fireplace. uPVC double glazed window. Single panelled radiator.

Outside

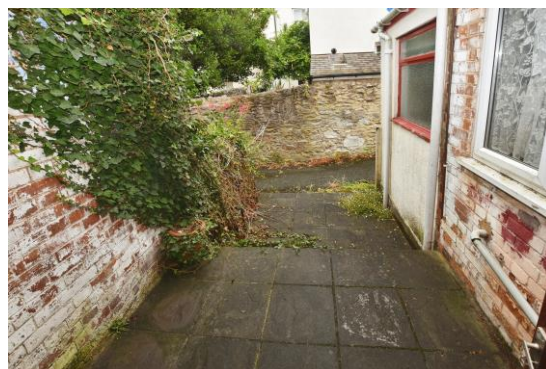
There is a courtyard garden to the rear.

Agent's Note

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

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Total floor area: 84.2 sq.m. (906 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		74 C
55-68	D	62 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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