

**SAMPLE
MILLS**



**Twickenham Road
Milber
Newton Abbot
Devon**

£435,000
FREEHOLD





Twickenham Road, Milber,
Newton Abbot, Devon

£435,000 freehold

An extended 3 bedroom Bungalow situated in the prominent part of Milber providing easy access for all local facilities including a local shop with bus stop, making this a very convenient spot for those seeking a property close to all amenities, whilst also having the local town centre on hand with easy access for the A38, A380, M5 motorway and the main rail line to London Paddington.

Internally, the accommodation comprises entrance hallway, lounge, kitchen with built-in oven, hob and microwave, large sitting/dining room, 3 bedrooms and a good sized wet room.

Further benefits include triple garage/workshop, car port, large driveway with ample off road parking and turning circle, views towards Dartmoor, gardens front and rear, the rear garden having additional land with further potential.

The property is situated on a larger than average size plot and has planning permission granted for a Dormer loft conversion (granted August 2022).

Viewing is highly recommended.



uPVC part double glazed door to:

Entrance Hallway

Double panelled radiator. Storage cupboard. Door to:

Lounge – 4.88m x 3.42m (16'0" x 11'3")

uPVC double glazed window to the front with views towards Dartmoor. Feature fireplace with surround, mantle over and hearth. Double panelled radiator. TV point.

Kitchen – 4.52m x 2.83m (14'10" x 9'3")

A range of matching wall and base units. Worktop surface areas. Single drainer sink unit with mixer taps. uPVC double glazed window to the side. Partly tiled walls. Built-in single electric oven with built-in microwave above, cupboard space above and below. Built-in 4 ring hob with extractor hood over. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Radiator.

Sitting/Dining Room – 6.33m x 3.57m (20'9" x 11'9")

uPVC double glazed windows to the rear and side. uPVC double glazed door to the rear. Three double panelled radiators. Telephone point.

Bedroom 1 – 3.95m x 3.46m (13'0" x 11'4")

uPVC double glazed window to the rear. Double panelled radiator. Fitted wardrobes.

Bedroom 2 – 3.46m x 3.02m (11'4" x 9'11")

uPVC double glazed window to the front with open views to Dartmoor. Double panelled radiator.

Bedroom 3 – 3.02m x 2.11m (9'11" x 6'11")

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

Wet Room – 4.12m x 3.02m (13'6" x 9'11")

Shower. Low level w/c. Vanity wash-hand basin. Cabinet. Fully tiled. Double panelled radiator. Access to loft area. Two obscure uPVC double glazed windows to the side.

Garage/Workshop – 9.09m x 7.35m (29'10" x 24'1")

Triple garage. Three single glazed windows to the side. Electric up and over door. Courtesy door. Power and light. Additional sheltered area to the back.

Outhouse – 2.19m x 2.02m (7'2" x 6'6")

Power and light.

Outside

To the front of the property, there is a driveway providing parking for several cars. The front garden is predominately laid to gravel with a hedge boundary to the front and patio to the front entrance. At the side, there is a wooden 5 bar gate providing access to the rear.

To the rear of the property, there is a garden predominately laid to lawn with flower beds, shrubs and hedges. There is additional land with further potential and a rear gate to byway leading to Milber woods.

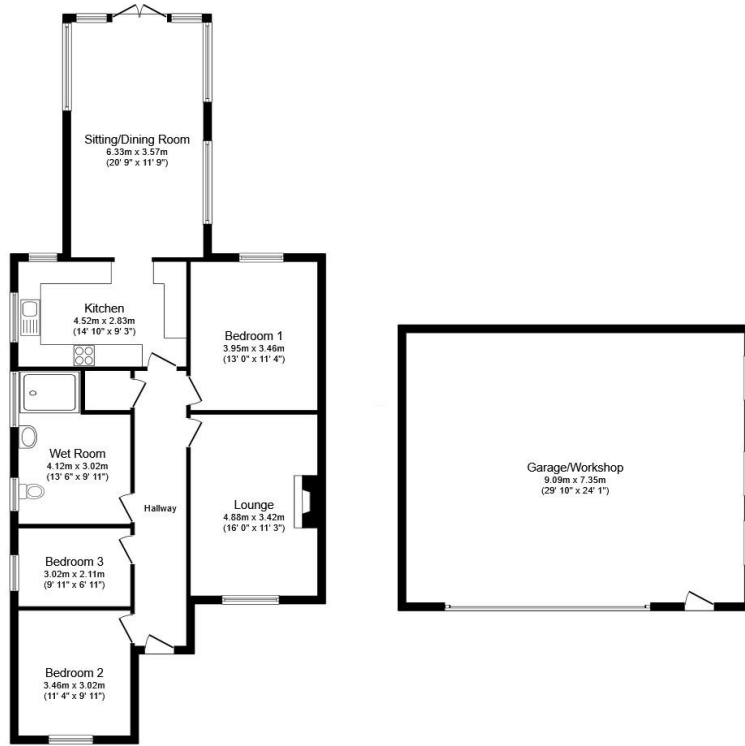
Agent's Note

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

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Floor Plan

Floor area 108.5 sq.m. (1,168 sq.ft.)

Garage

Floor area 65.9 sq.m. (709 sq.ft.)

Total floor area: 174.4 sq.m. (1,877 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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PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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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