

**SAMPLE  
MILLS**



**Serotine Close  
Newton Abbot  
Devon**

**£230,000**

FREEHOLD







## Serotine Close, Newton Abbot, Devon

**£230,000 freehold**

A very well presented modern 2 double bedroom semi detached house situated on the edge of the market town of Newton Abbot. The property offers spacious living accommodation and an attractively landscaped rear garden.

The property is within easy reach of all local amenities to include a good range of shops, schools and leisure facilities as well as the A380/A38 for onward journeys. Newton Abbot also has a mainline railway station with daily services to London Paddington.

The property has been very well maintained since being built and is offered for sale in excellent decorative order throughout.

When entering the property, there is an entrance hall, with a cloakroom off, kitchen/dining room with integrated appliances, and a spacious lounge opening onto the rear garden, with 2 double bedrooms and bathroom on the first floor.

There is an attractive garden to the rear, ideal for entertaining throughout the summer months.

Further features include parking for 2 vehicles with an EV charging point, uPVC double glazing and gas central heating.

An internal viewing of this property is highly recommended.



Composite door to

### Entrance Hall

Understairs storage cupboard. Staircase rising to the first floor. Doors off.

### Cloakroom

Low level WC. Wash hand basin. Radiator.

### Kitchen/Dining Room 4.59m x 2.66m (15'1" x 8'9")

Incorporating a range of fitted base units with worktop surface areas over. Matching range of wall cupboards. Open shelving. Built in oven. Built in hob with stainless steel splashback and extractor hood. Integrated fridge freezer. Integrated washing machine. Stainless steel sink drainer unit with mixer tap over. Wood flooring. Fitted spot lamps. uPVC double glazed window to front aspect. Radiator.

### Lounge 4.09m x 2.76m (13'5" x 9'1")

uPVC double glazed window and uPVC double glazed French doors opening onto the rear garden. TV point. Radiator.

## FIRST FLOOR

### Landing

Doors off.

### Bedroom 1 4.09m x 2.88m (13'5" x 9'5")

uPVC double glazed window to rear aspect. Radiator.

### Bedroom 2 4.09m x 2.36m (13'5" x 7'9")

uPVC double glazed window to front aspect. Built in airing cupboard. Radiator.

### Bathroom

3 piece suite comprising shower cubicle with panelling to walls. Fitted power shower. Low level WC. Wash hand basin. Radiator.

## OUTSIDE

To the front of the property there is parking for 2 vehicles. There is also an EV charging point at the front.

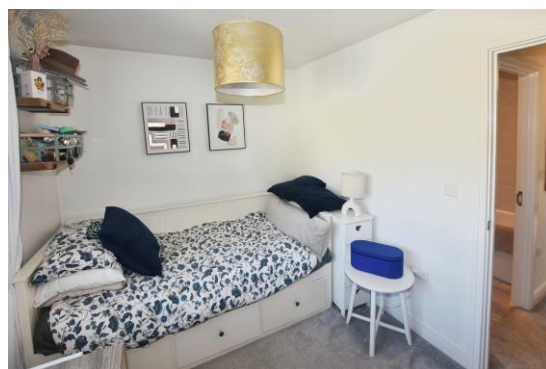
To the rear of the property is an attractively landscaped garden comprising a paved patio area with a good range of plants and shrubbery, storage shed, side gate giving access round to the front. The garden is enclosed by timber fencing. The rear garden is ideal for entertaining throughout the summer months.

## AGENT'S NOTE

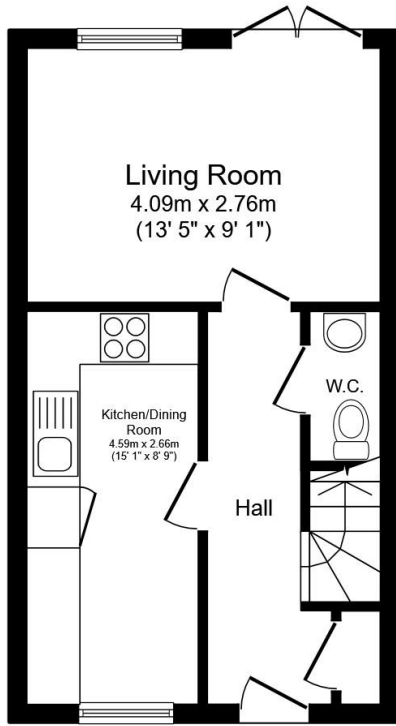
Council Tax Band: 'D' £2587.09 for year 25/26

EPC rating: 'B'

Long term flood risk: Very low

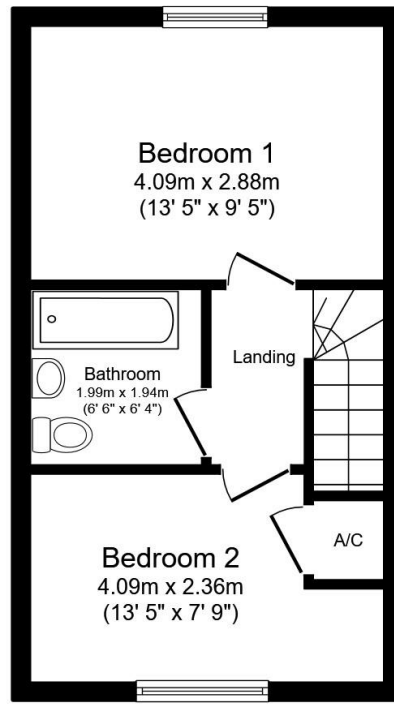






### Ground Floor

Floor area 29.7 sq.m. (320 sq.ft.)



### First Floor

Floor area 29.7 sq.m. (320 sq.ft.)

Total floor area: 59.4 sq.m. (640 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		98   A
81-91	B	84   B	
69-80	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.