

**SAMPLE  
MILLS**



**Forde Park  
Newton Abbot  
Devon**

**£475,000**  
FREEHOLD





## Forde Park, Newton Abbot, Devon

**£475,000 freehold**

Forming part of this converted development is this grand period style property which comprises an entrance hall, sitting room, kitchen/dining room and downstairs cloakroom. From the entrance hall, stairs rise to the first floor where there are four bedrooms, master en suite and a family bathroom.

On the lower ground floor there are three basement rooms which the vendors have approved and signed off Planning Permission and Building Regulations for a basement conversion, ideal for numerous uses including a dependent relative/home office area etc. The lower ground floor has been fully damp proofed, with ample power points throughout plus engineered wood flooring laid in all rooms. One of the rooms is currently laid out as a second reception room, and is an ideal TV/movie room, etc.

Further features include gas central heating, some double glazing, gardens to the side and rear and off-road parking.

Situated in the ever-popular area of Forde Park, close to both Forde and Courtenay Parks, Decoy Primary School, shopping facilities at Sainsburys, Aldi and Newton Abbot town centre with its further range of facilities including the railway station serving nearby towns and cities.



Part double glazed hardwood door opening through to

#### Entrance Hall

Built in airing cupboard housing tank and also boiler for hot water and central heating system, and fuse board. Two single panelled radiators. Staircase rising to the first floor and lower ground floor. Door opening through to

#### Cloakroom/WC

Low flush suite. Pedestal wash hand basin. Single panelled radiator. Extractor fan.

#### Sitting Room - 5.40m x 4.75m (17'9" x 15'7")

Wood burner set within feature fireplace on hearth with mantel over. Two radiators. Sash windows to three aspects with restored operational shutters. Dado rail. Picture rail. Inset spotlights. TV point.

#### Kitchen/Dining Room - 5.24m x 4.28m (17'2" x 14'1")

Inset one and a half bowl single drainer sink unit with mixer taps. Fitted base units. Worktop surface areas incorporating splash backs. Integrated fridge. Integrated freezer. Integrated dishwasher. Gas cooker point. Extractor hood above. Double panelled radiator. Some power points incorporating USB point. Sash windows to four aspects, partially double glazed, overlooking the side and rear. Spotlight points. Laminate flooring. uPVC double glazed double doors opening onto outside.

#### FIRST FLOOR

##### Half Landing

Sash window to side aspect. Radiator. Hatch to roof space.

##### Bedroom 2 - 3.42m x 3.14m (11'3" x 10'4")

Sash windows to two aspects overlooking the side and enjoying far reaching distant countryside views. Radiator.

##### Bedroom 3 - 3.54m x 2.35m (11'7" x 7'9")

Sash window enjoying similar views to bedroom 2. Radiator.

##### Bedroom 4 - 3.17m x 2.68m (10'5" x 8'10")

Sash window to side aspect. Radiator.

#### Main Landing

Further hatch to roof space. Walk in shelved storage cupboard with electric light.

#### Master Bedroom - 5.40m x 3.63m (17'9" x 11'11")

Sash windows to three aspects. Two double panelled radiators. Picture rail. Inset spotlights. Door to

#### En Suite

Tiled shower cubicle with fitted shower. Pedestal wash hand basin. Low level WC. Shaver point. Heated towel rail. Extractor fan. Inset spotlights. Tiled floor.

#### Bathroom

Inset bath with fitted shower and tiled surround. Pedestal wash hand basin. Low level WC. Shaver point. Heated towel rail. Extractor fan. Inset spotlights. Tiled floor.

From the Entrance Hall, stairs lead to

#### LOWER GROUND FLOOR

##### Hallway/Office Area

Double panelled radiator. Engineered wood flooring.

##### Workshop - 3.17m x 2.94m (10'5" x 9'8")

Laminate flooring. Double panelled radiator. Inset spotlights. Engineered wood flooring.

##### Larder storage area - 3.29m x 1.75m (10'9" x 5'9")

With fitted shelving. Engineered wood flooring.

##### 2<sup>nd</sup> Reception Room - 5.29m x 3.23m (17'4" x 10'7")

Engineered wood flooring. Double panelled radiator. Double glazed door providing access to the enclosed garden.

#### OUTSIDE

The property is approached via a pathway and wrought iron gate providing access to the front door. There is also a further gate onto an area laid to patio/seating area which leads from the Kitchen/dining room. Further set of steps provide access on to an enclosed area laid to decking and patio which leads from the basement room onto a circular garden laid to lawn with a further circular area laid to decking with surrounding gravel and borders consisting various flowering bushes, plants and shrubbery.

In addition, there is a courtesy gate providing access to off road parking for two cars.

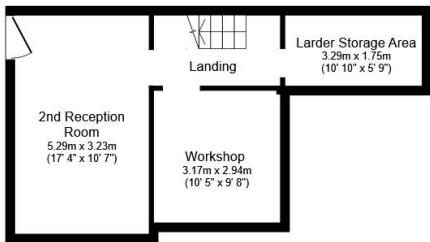
#### AGENTS NOTE:

Council Tax Band: 'E' £3161.99 for year 25/26

EPC rating: 'C'

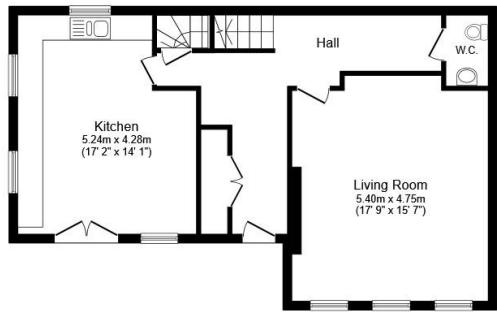
Long Term Flood Risk: Very Low





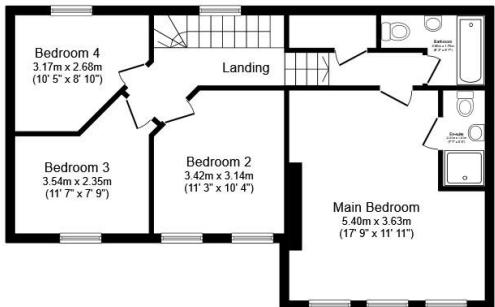
## Basement

Floor area 38.3 m<sup>2</sup> (412 sq.ft.)



## Ground Floor

Floor area 66.5 m<sup>2</sup> (716 sq.ft.)



## First Floor

Floor area 66.5 m<sup>2</sup> (716 sq.ft.)

**TOTAL: 171.3 m<sup>2</sup> (1,844 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](http://www.Propertybox.io)

3 Bank Street  
Newton Abbot  
TQ12 2JL

**SAMPLE  
MILLS**

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

[www.samplemills.co.uk](http://www.samplemills.co.uk)

**rightmove**

**Zoopla.co.uk**

**PrimeLocation.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	76   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.

S712 Ravensworth 0191 917 9331