

**SAMPLE  
MILLS**



**King Street  
Newton Abbot  
Devon**

**£235,000**

**FREEHOLD**





King Street, Newton Abbot, Devon

**£235,000 freehold**

Occupying this level location in the heart of Newton Abbot with its range of facilities and amenities to include shops, doctors, dentists, library, cinema, leisure centre and gyms, the main rail line to London Paddington, local parks, and easy access to the A380 to Torbay and Exeter.

The accommodation comprises entrance hall, open plan lounge/diner and fitted kitchen. On the first floor, there are 3 bedrooms and a bathroom and w/c with fitted shower.

The property also has uPVC double glazing, gas central heating and courtyard gardens to the front and rear plus a outbuilding/utility area.

Being offered for sale with **NO ONWARD CHAIN** viewing is strongly recommended.





uPVC half double glazed door opening through to:

### Entrance Porch

Fuse board. Part glazed door opening through to:

### Entrance Hall

Single panelled radiator. Staircase rising to first floor. Door through to:

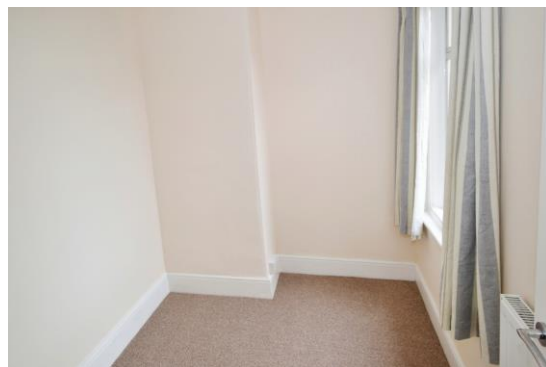
### Lounge/Dining Room – 7.70m x 3.38m (25'3" x 11'1")

Two radiators. uPVC double glazed bay window to front aspect. TV point. uPVC double glazed window overlooking the rear. Door opening through to:



### Kitchen – 3.94m x 2.79m (12'11" x 9'2")

Inset stainless steel single drainer sink unit with mixer taps. Fitted wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Integrated dishwasher. Radiator. Additional cupboard housing the central heating timer control box for hot water and central heating system. uPVC double glazed window to two aspects overlooking the side and rear. Partly tiled walls. Understairs storage cupboard. uPVC half double glazed door to outside.



### First Floor Landing

Hatch to the roof space. Built-in shelved cupboard. Built-in shelved airing cupboard housing the tank and electric emersion.



### Bedroom 1 – 4.28m x 3.49m (14'1" x 11'5")

Radiator. uPVC double glazed bay window to front aspect.

### Bedroom 2 – 2.79m x 2.51m (9'2" x 8'3")

Radiator. uPVC double glazed window to rear aspect.

### Bedroom 3 – 2.24m x 2.01m (7'4" x 6'7")

Radiator. uPVC double glazed window to rear.

### Bathroom and W/C – 2.48m x 2.00m (8'2" x 6'7")

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Heated towel rail.



### Outside

To the front of the property, is an enclosed courtyard garden.

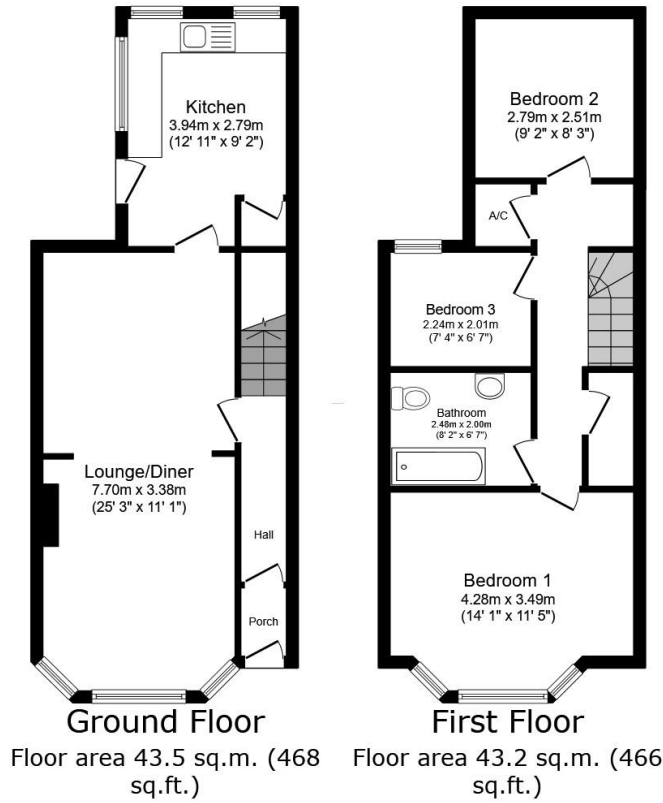
To the rear of the property, there is an enclosed courtyard garden with side path and a gate providing access to the rear where there is an enclosed courtyard area, where there is outside lighting and also an outside utility storage shed with plumbing for washing machine, power light and outside tap.

### Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'D'





**TOTAL: 86.7 sq.m. (934 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		85   B
69-80	C		
55-68	D	58   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.