

**SAMPLE  
MILLS**



**Swanborough Road  
Newtake  
Newton Abbot  
Devon**

**OFFERS IN EXCESS  
OF £250,000**

**FREEHOLD**







Swanborough Road, Newtake,  
Newton Abbot, Devon

**OFFERS IN EXCESS OF  
£250,000 freehold**

A Semi-Detached 2 bedroom Bungalow situated in Swanborough Road, Newton Abbot, providing easy access for all local facilities to include shops, schools, doctors' surgeries, leisure centre and parks, as well as road and rail links for onward journeys via the A380, A38 and the main line rail link to London Paddington.

The property is sold with **NO CHAIN** and the accommodation comprises entrance hall, lounge, dining room, downstairs bedroom, conservatory, bathroom and kitchen. There is a bedroom on the first floor landing.

The property has the benefit of off road parking, garage, gardens to the front and rear and offers a level location.

The property is situated on a larger than average size plot and benefits from gas central heating and uPVC double glazing. The kitchen has been fitted in recent years and the property has been internally very well maintained.

Viewing of this property is highly recommended.



Wooden stable door to:

### Entrance Vestibule

Louvre door to storage cupboard with gas and electric meter. Glass sapedle door to:

### Lounge – 4.30m x 3.10m (14'1" x 10'2")

uPVC double glazed patio doors to the front. Feature fireplace with recess either side, open fire grate, hearth and mantle over. Single panelled radiator.

### Kitchen – 3.30m x 2.10m (10'10" x 6'11")

Range of fitted base units with wooden worktop storage cupboards. Range of wall mounted storage cupboards. Worktops and prep area with marble effect worktop surface areas. Drainer 1½ enamel sink with stainless steel mixer tap over. uPVC double glazed windows to the front and to the side. Plumbing for washing machine. Gas and electric cooker points. Further fitted base units. Louvre door storage cupboard that houses the Ideal Logic boiler serving hot water and central heating and power point. Double panelled radiator. Circular light. Further louvre door storage cupboard with shelving.

### Bathroom

Bath with handrails, chrome mixer tap and tiled walls. Obscure aluminum double glazed window. Partly tiled walls. Low level w/c. Wash-hand basin. Wooden panelling to ceiling. Circular light.

### Dining Room – 3.70m x 2.90m (12'2" x 9'6")

uPVC double glazed window facing the rear. Single panelled radiator. Shelving. Smoke detector. Timer control unit for central heating. Staircase to landing and second bedroom. Door to:

### Bedroom 1 – 3.60m x 3.00m (11'10" x 9'10")

Double panelled radiator. Textured ceiling. uPVC double glazed patio doors into:

### Conservatory – 2.50m x 2.10m (8'2" x 6'11")

Tiled floor. uPVC double glazed door providing access onto the rear garden.

### Off the Dining Room, staircase leads to landing

Door off to:

### Bedroom 2 – 4.00m x 3.04m (13'1" x 10'0")

Velux windows. Single panelled radiator.

### Garage – 5.70m x 2.50m (18'8" x 8'2")

Up and over door. Power and light. Workbench.

### Outside

The property has a paved driveway to the front, a good range of borders, trees and shrubs. The driveway has a wooden gate and a path that leads down to the rear, where there is a garage.

The garden to the rear comprises lawned garden, fence surround, a good range of borders, trees and shrubs, and under house storage area.

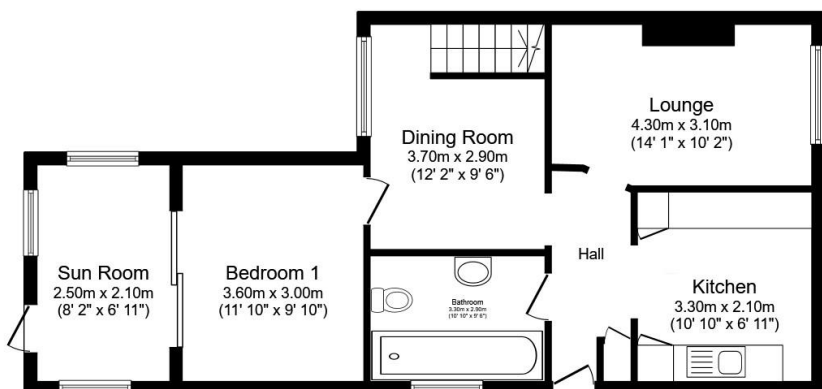
### Agents Note

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

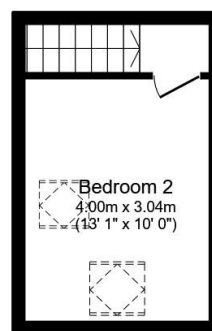
EPC Rating: 'D'



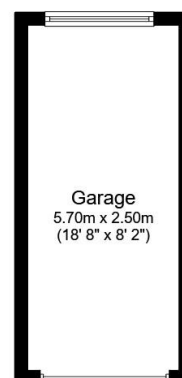




**Ground Floor**  
Floor area 62.6 m<sup>2</sup> (674 sq.ft.)



**First Floor**  
Floor area 14.9 m<sup>2</sup> (160 sq.ft.)



**Garage**  
Floor area 14.3 m<sup>2</sup> (153 sq.ft.)

**TOTAL: 91.8 m<sup>2</sup> (988 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		81   B
69-80	C		
55-68	D	64   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.