

**SAMPLE
MILLS**



**Moorland View
Buckland
Newton Abbot
Devon**

£200,000
FREEHOLD





Moorland View, Buckland, Newton Abbot, Devon

£200,000 freehold

A 3 bedroom end of terrace property situated in the popular residential area of Buckland providing easy access for all local amenities, as well as the A380/A38/M5 motorway and the mainline railway station to London Paddington a short drive away.

The property is being sold with NO ONWARD CHAIN and is in need of modernisation throughout.

The accommodation internally comprises entrance hall, lounge, kitchen/dining room, 3 bedrooms and family bathroom.

There are gardens to the front which are laid over 2 tiers, and access round to the rear garden.

The rear garden is of a larger than average size with patio area and enjoys excellent views towards Haytor and over the surrounding area. There is also a large outhouse and storage shed.



uPVC double glazed door leading into:

Entrance Hall

Staircase rising to the first floor. Understairs storage cupboard, electric and gas meters. Door through to:

Lounge – 4.60m x 3.30m (15'1" x 10'10")

uPVC double glazed window to front aspect. Radiator. Fireplace. Door through to:



Kitchen – 3.30m x 2.90m (10'10" x 9'6")

Incorporating a range of fitted base units with wall mounted cupboards. Sink unit. uPVC double glazed window to rear. Further fitted base units. Wall mounted boiler serving hot water and gas central heating. Walk through to:

Dining area – 2.90m x 2.80m (9'6" x 9'2")

Single panelled radiator. uPVC double glazed window to the rear offering pleasant views towards Haytor and over the surrounding area.



First Floor Landing

Access to loft area. Airing cupboard.

Bedroom 1 – 4.30m x 3.30m (14'1" x 10'10")

uPVC double glazed window to front aspect. Single panelled radiator.

Bedroom 2 – 3.40m x 2.80m (11'2" x 9'2")

uPVC double glazed window to the rear offering excellent views towards Haytor and over the surrounding area. Single panelled radiator.



Bedroom 3 – 3.00m x 2.30m (9'10" x 7'7")

uPVC double glazed window to front aspect. Single panelled radiator.

Bathroom – 2.30m x 1.70m (7'7" x 5'7")

3 piece suite comprising panelled bath. Low level WC. Wash hand basin. uPVC double glazed window.



OUTSIDE

To the front of the property, the garden is laid over 2 tiers and has access round to the rear garden.

The rear garden is of a larger than average size with patio area and enjoys excellent views towards Haytor and over the surrounding area. There is also a large outhouse and storage shed.

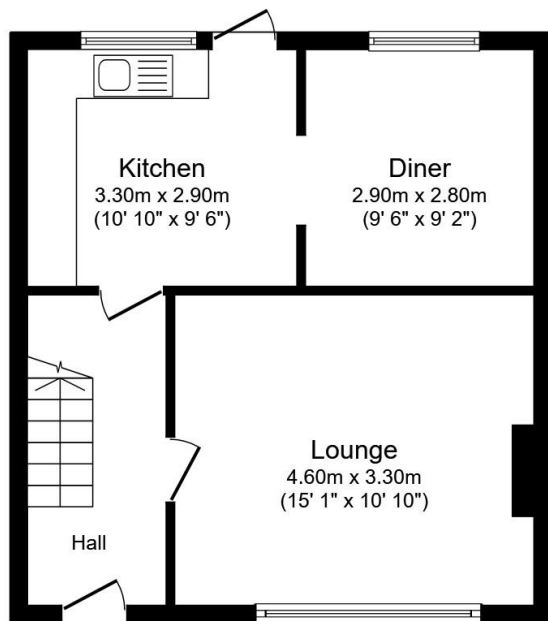
AGENT'S NOTE

Council tax band: 'B'

EPC rating: 'C'

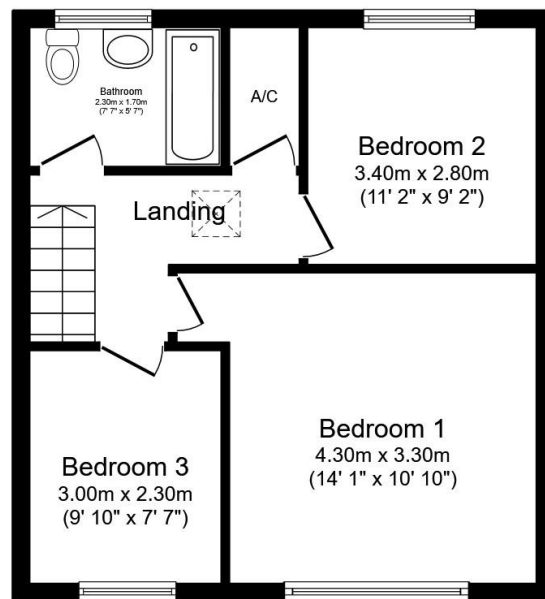
Flood Risk: Low/Very Low





Ground Floor

Floor area 42.2 m² (454 sq.ft.)



First Floor

Floor area 42.2 m² (454 sq.ft.)

TOTAL: 84.3 m² (908 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		85 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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