

**SAMPLE
MILLS**



**Swanborough Road
Newtake
Newton Abbot
Devon**

£350,000

FREEHOLD





**Swanborough Road, Newtake,
Newton Abbot, Devon**

£350,000 Freehold

An extended Detached spacious 3 bedroom Bungalow, with views towards Haytor and over the surrounding countryside. Situated in a prime location of 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 has been well maintained over the years and updated to a high specification, and benefits from solar panel hot water and solar electricity, gas central heating, which contributes to low running cost of the bungalow. It has a paved driveway with off street parking for 2 cars and extended lawned gardens.

The property comprises of entrance hallway, lounge, dining area and rear bespoke conservatory built to a high specification. The property has 3 bedrooms; 2 doubles and a single, a modern kitchen/breakfast room, has a modern wet room and a detached garage with roller electric door, wooden garden potting shed, composite patio decking and area leading to landscaped garden with a good range of borders, shrubs and plants, enjoying fine views over the surrounding area towards Haytor. Garden entrance through conservatory is 'step free'.



uPVC double glazed front door to:

Entrance Hallway

Radiator, Smart meter. Consumer box. Shelving. Doorbell. Access to loft area. Power points. Central heating point. Hatch to roof area with electric, light and retractable ladder. Solar panel meter. Carpet. Door through to:

Lounge/Diner

Lounge Area – 5.27m x 3.20m (17'3" x 10'6")

Fitted gas coal effect fire. uPVC double glazed window to the rear. Double panelled radiator. TV point with Wi-Fi. Coving to ceiling. Squared arch through to:

Dining Area – 3.24m x 3.07m (10'8" x 10'1")

uPVC double glazed window to the side with views over the surrounding area. Wool carpet. Double panelled radiator. uPVC double glazed doors onto:

Bespoke Conservatory – 3.60m x 3.20m (11'10" x 10'6")

Brick built. Pitch roof. uPVC double glazed throughout. Pull down blinds on all the windows. Double panelled radiator. Power and light. Access into the garden via the decking area.

Master Bedroom – 3.30m x 3.00m (10'10" x 9' 10")

Facing the rear overlooking the rear garden. Double panelled radiator. uPVC double glazed window. Coving to ceiling. Built-in wardrobes, wooden sliding doors, hanging rails and shelving over. Carpet.

Bedroom 2 – 3.10m x 3.00m (10'2" x 9'10")

Facing the front of the property. uPVC double glazed window. Double panelled radiator. Textured ceiling. Airing cupboard with tank and shelving, timer control unit for central heating. Carpet.

Bedroom 3 – 2.90m x 2.70m (9'6" x 8'10")

Single panelled radiator. uPVC double glazed window. Carpet.

Wet Room – 2.35m x 2.12m (7'8" x 7'0")

Vanity wash-hand basin. Low level w/c. Built-in shower with folding shower screens. Extractor fan. Concealed lighting. Obscure glazed window. Two cabinets. Tiled floor. Underfloor heating. Double panelled ladder radiator which is dual energy. Fixed mirror.

Kitchen – 3.20m x 3.10m (10'6" x 10'2")

Incorporates a range of fitted base units. Wall mounted cupboards. Single panelled radiator. Built-in single electric oven with 4 ring gas hob. Cooker extraction fan. Karndean flooring. Drainer 1½ sink unit with mixer tap over. Double glazed windows and door providing access onto the driveway and rear garden. Space for washing machine and fridge/freezer. Breakfast bar.

Detached Garage – 5.60m x 2.40m (18'4" x 7'10")

Electric remote control roller door. Power and light. Window.

Outside

A paved driveway with off street parking for 2 cars, rendered walls to the side, lawn gardens, steps to the front door and pathway down the side. The property has outside PFI lighting and canopy to the kitchen door, it also has a security camera, outside water tap and gas meter.

Lockable rear gate to rear garden, 'step free' to conservatory and garden. The rear garden comprises composite decking off the conservatory with path down to the garden, onto a lawn garden with fishpond, paved surround, gravelled area, fence surround to flower bed. The rear garden has a potting shed, range of borders, plants and shrubs, apple trees, rhubarb, gooseberry and raspberry and vine, view from conservatory and a variety outside water butts. The property also benefits from an excellent open outlook over the surrounding area of the Milber woods, Newton Abbot. To the side, there is a further gravel garden, water butts and paved area with range of borders, shrubs and hedgerows, and the rear again has a hedgerows.

Agent's Note

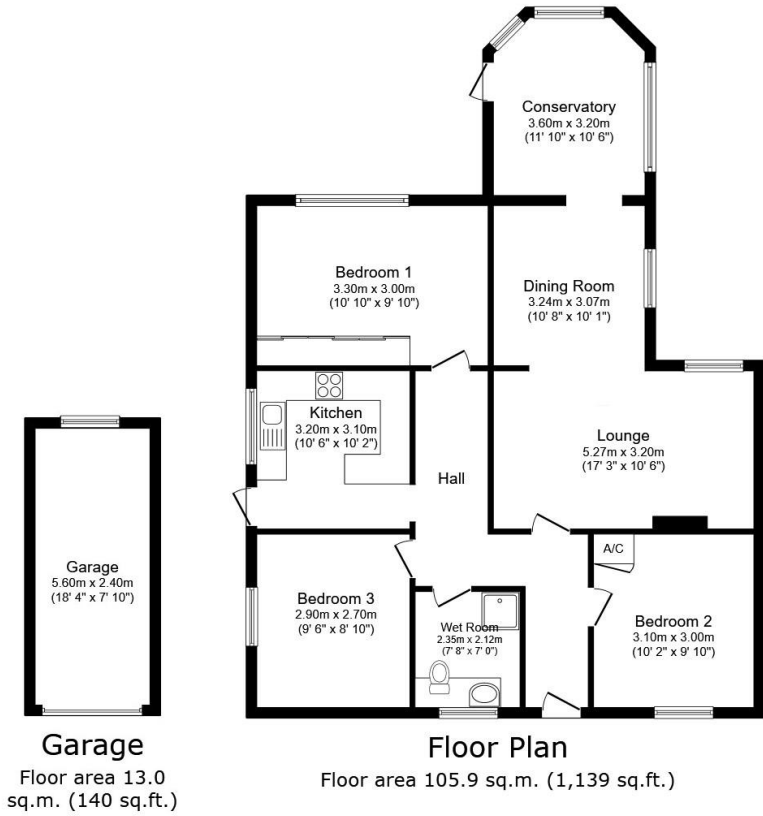
Council Tax Band: 'C' £2413.13 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low

VIEWINGS BY APPOINTMENT ONLY





Total floor area: 118.9 sq.m. (1,280 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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.