

**SAMPLE  
MILLS**



**Salisbury Road  
Newton Abbot  
Devon**

**£245,000**

FREEHOLD





## Salisbury Road, Newton Abbot, Devon

**£245,000 freehold**

An End of Terrace Victorian spacious family house situated just off the town centre providing easy access for all local facilities including bus routes, main rail line station to London Paddington, whilst also having easy access for the A380, A38 and M5 motorway. Templer Way, Courtenay, Forde and Osborne Parks are all a short walk away.

The property is offered for sale in excellent decorative order, and the property has been sympathetically restored by the current owners.

The accommodation internally comprises entrance vestibule, kitchen, utility, dining room, lounge with feature fireplace and staircase to a landing where there are 3 bedrooms (2 doubles and a single) and a good sized family bathroom.

The property has off road parking for several cars and a rear walled garden, which has a wooden shed, and looks over the River Lemon. Easy access to walk into the town centre.



uPVC double glazed door and double glazed window to:

### Entrance Reception

Tiled floor.

### Utility Area

Plumbing for washing machine. Space for tumble dryer. Range of fitted base units. Built-in double oven. Storage cupboards up and over. Concealed lighting. Brick fascias. Arch through to:

### Kitchen Area - 5.10m x 2.40m (16'9" x 7'10")

Further range of fitted base units. Ample worktop surface areas. Drainer 1½ with mixer tap over. uPVC double glazed cross beaded window looking over the front. Induction hob. Stainless steel canopy. Part tiled walls. Storage cupboards. Arch through to:

### Dining Area - 3.80m x 3.40m (12'6" x 11'2")

Two areas of built-in cupboards. Concealed lighting to the ceiling. Understairs storage. Double panelled radiator. Tiled flooring. Sapele door through to:

### Lounge - 5.10m x 3.70m (16'9" x 12'2")

Feature fireplace with brick surround, mantle over, inset hearth. Two double panelled radiators. Feature arched window looking over the rear. uPVC double glazed sapele door and display window providing access onto the rear garden. Wooden flooring. TV point. USB points.

### Staircase to Half Landing

### Bathroom

'P' shaped bath with shower screen. Low level w/c. Ladder radiator. Vanity wash-hand basin. Semi-circular chrome fitted power shower. Airing cupboard with shelving. Tiled walls. Concealed lighting.

### Staircase up onto the Landing

Access to fully boarded loft area with a pull down loft ladder, light and is fully insulated into the roof rafters. Wooden flooring. Doors off to:

### Bedroom 1 - 4.10m x 3.10m (13'5" x 10'2")

uPVC double glazed cross beaded vertical slider. looking over the River Lemon. Wooden flooring. TV point. Double panelled radiator.

### Bedroom 2 - 2.80m x 2.80m (9'2" x 9'2")

uPVC double glazed vertical slider. Double panelled radiator. Built-in triple aspect wardrobe, hanging rails and shelving over. Wooden flooring.

### Bedroom 3 - 3.00m x 1.80m (9'10" x 5'11")

Looking over the front. uPVC double glazed vertical slider. Double panelled radiator. Built-in wardrobes, hanging rails and shelving over. Recessed area.

### Outside

The property has a rear walled garden with wooden shed and looks over the River Lemon. It also has off road parking for several cars.

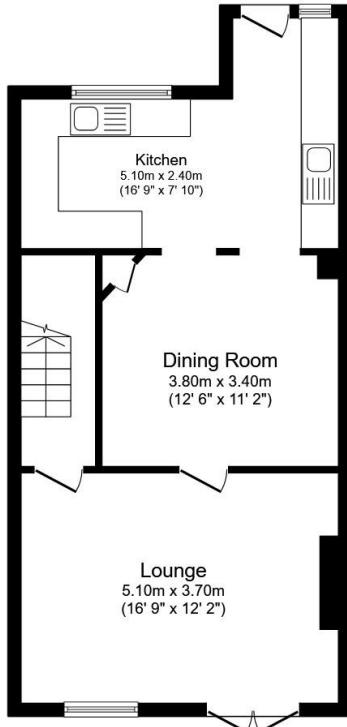
### Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

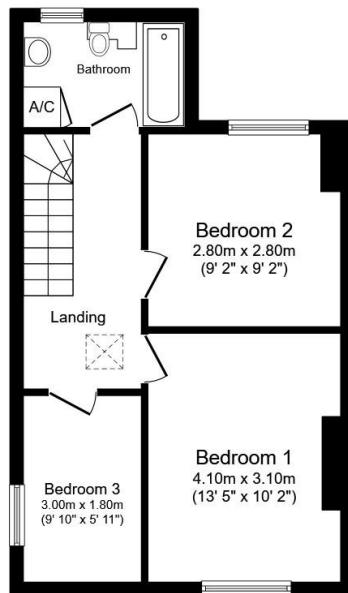
EPC Rating: 'D'

Long Term Flood Risk: Very Low/Low





**Ground Floor**  
Floor area 51.7 sq.m. (556 sq.ft.)



**First Floor**  
Floor area 41.4 sq.m. (446 sq.ft.)

**Total floor area: 93.1 sq.m. (1,002 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)

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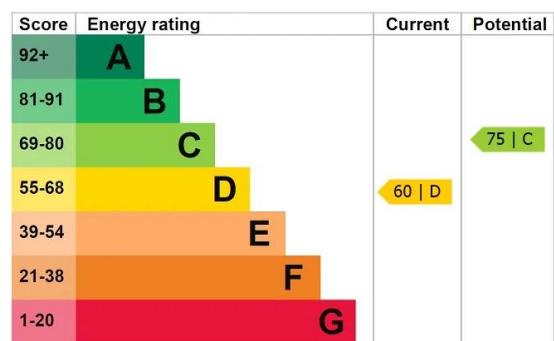
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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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