

**SAMPLE  
MILLS**



**Balmoral Close  
Newton Abbot  
Devon**

**Offers Over £200,000**

**FREEHOLD**





**Balmoral Close, Newton Abbot,  
Devon**

**Offers Over £200,000 freehold**

Situated in a cul de sac location on the edge of Newton Abbot, is this 3 bedroom family home close to a Doctors Surgery, shops, community centre, nearby schools, pubs and restaurants, leisure centre, gyms, cinema, library and also Newton Abbot Racecourse. The property is also convenient for commuters with the main rail line to London Paddington, the A380 linking Torbay and Exeter with the M5 beyond and a bus service.

The accommodation comprises an entrance hall leading to kitchen, utility room, lounge, extended dining room, downstairs w/c and downstairs shower room. On the first floor, there are 3 bedrooms plus a bathroom and w/c.

The property also has gas central heating, uPVC double glazing and gardens front and rear.

Being offered for sale with NO CHAIN.



uPVC part double glazed door opening through to:

#### Entrance Hall

Radiator. Laminate flooring. Understairs storage cupboard. Staircase rising to first floor. Door to:

#### Kitchen – 4.11m x 2.87m (13'6" x 9'5")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas/electric cooker point with extractor hood above. Plumbing for washing machine. Two spaces for further appliances. Radiator. Partly tiled walls. Spotlight points. Laminate flooring.

#### Lounge – 4.83m x 3.28m (15'10" x 10'9")

Feature fireplace with mantle over on tiled hearth. Radiator. TV point. Telephone point. uPVC double glazed window to front aspect. Coving to textured ceiling. Opening through to:

#### Dining Area – 4.45m x 2.64m (14'7" x 8'8")

uPVC double glazed window. uPVC double glazed door to outside. Opening through to:

#### Downstairs w/c

Low level w/c.

#### Shower Room – 2.21m x 1.50m (7'3" x 4'11")

Shower cubicle. Wash-hand basin.

#### First Floor Landing

Hatch to roof space. uPVC double glazed window. Built-in cupboard housing the gas boiler for hot water and central heating system.

#### Bedroom 1 – 3.40m x 2.90m (11'2" x 9'6")

Built-in wardrobes. Radiator. uPVC double glazed window overlooking the rear garden and enjoying distance views over to Wolborough Hill, Newton Abbot, Dartmoor and Haytor beyond. Coving to ceiling.

#### Bedroom 2 – 3.28m x 2.03m (10'9" x 6'8")

Radiator. Built-in wardrobe. uPVC double glazed window enjoying a rear aspect and similar views to bedroom 1.

#### Bedroom 3 – 2.67m x 2.41m (8'9" x 7'11")

uPVC double glazed window to front. Radiator.

#### Bathroom and w/c – 1.85m x 1.83m (6'1" x 6'0")

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Obscure uPVC double glazed window. Extractor fan.

#### Outside

To the front of the property, is a garden predominately laid to lawn with various bushes, trees and plants.

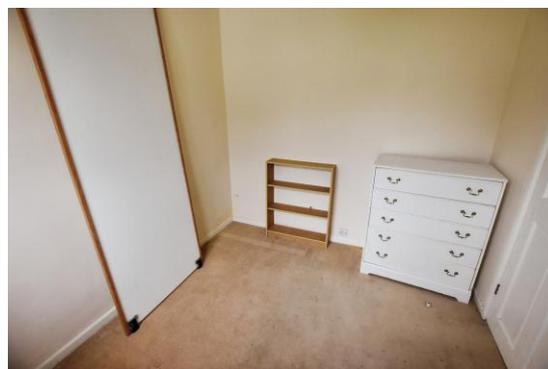
To the rear of the property, is a paved area onto a garden, again predominately laid to lawn with various trees, bushes and plants. There are two outside sheds and outside tap.

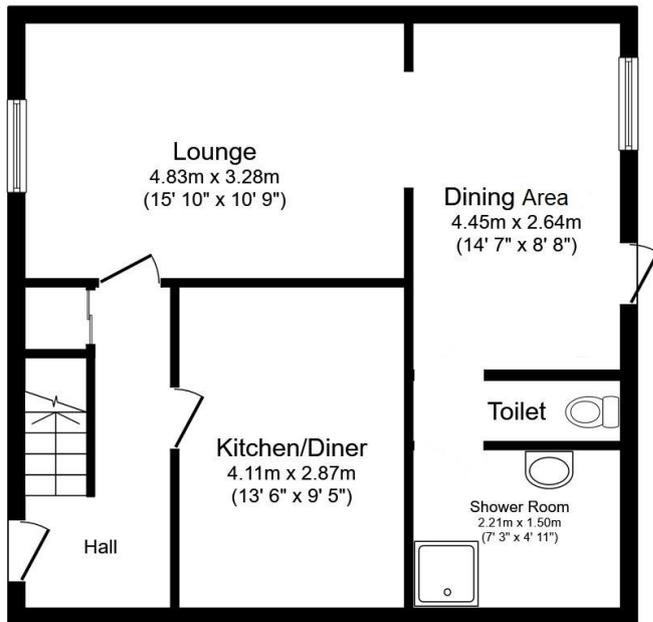
#### Agent's Note

Council Tax Band: 'B'

EPC Rating: 'C'

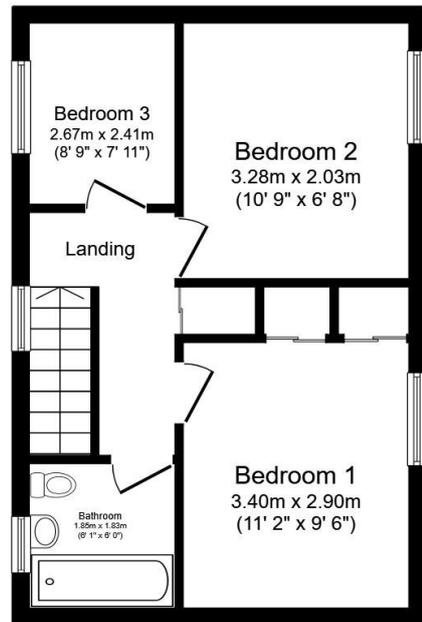
Flood risk: Very Low





### Ground Floor

Floor area 56.7 m<sup>2</sup> (610 sq.ft.)



### First Floor

Floor area 36.2 m<sup>2</sup> (389 sq.ft.)

**TOTAL: 92.8 m<sup>2</sup> (999 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		
69-80	C	71   C	80   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.