

**SAMPLE
MILLS**



**Hacombe Path
Newtake
Newton Abbot
Devon**

£225,000

FREEHOLD





Hacombe Path, Newtake, Newton Abbot, Devon

£225,000 freehold

A 1950's terraced family home situated just off the Penn Inn Roundabout in the Newtake area of Newton Abbot, providing easy access for all local amenities to include schools, shops, the main rail line to London Paddington, A380, A38 and the link road to Torbay.

The internal accommodation comprises entrance hallway, a good sized lounge, kitchen/breakfast room, 3 bedrooms upstairs and a family bathroom.

The property has off road parking, garden to the front and level garden to the rear. It has some open outlook views over the surrounding area and countryside beyond.

The property is sold with **NO CHAIN**.

Viewing is highly recommended for those seeking a 3 bedroom house in this area.



Storm Porch

Steps. Railing. uPVC double glazed door.

Entrance Hallway

Understairs storage with shelving. Door through to:

Lounge – 15'1" x 12'0" (4.60m x 3.66m)

Dual aspect uPVC double glazed windows looking over the front. TV point. uPVC double glazed window to the rear. Feature fireplace, gas fire with brick surround, mantle over and raised hearth.



Kitchen/Breakfast Room – 9'4" x 6'11" (2.84m x 2.11m)

Dual aspect uPVC double glazed windows, one to the side and one to the rear. Fitted base units. Rolled edge worktop surface areas. Stainless steel drainer with mixer tap. Hard standings. Recessed area. Built-in larder and storage cupboards, one with airing cupboard. Further recess. Space for fridge/freezer. Double panelled radiator. Gas cooker point. Plumbing for washing machine.



Staircase rising to landing

Smoke detector. Hand rail. Access to loft area. Doors off to:

Bedroom 1 – 11'11" x 10'1" (3.63m x 3.07m)

Dual aspect uPVC double glazed window to the front and one to the rear. Views over the rear with an open outlook over the surrounding area. Electric radiator.

Bedroom 2 – 11'9" x 10'5" (3.58m x 3.17m)

Facing the front. uPVC double glazed window to the front and to the rear, again with views over the rear over the surrounding area and countryside beyond. Electric heater.



Bedroom 3 – 11'9" x 6'10" (3.58m x 2.08m)

Facing the rear. uPVC double glazed window. Views over the surrounding area and over the countryside beyond. Electric heater.

Bathroom

Comprising 3 piece suite. Panelled bath. Wash-hand basin. Low level WC. Obscure glazed window. Fitted Mira shower. Tiled walls. Electric light point.



OUTSIDE

To the front of the property, there is a garden predominately laid to lawn with a pathway approach to the side and access through to the rear garden. Three steps and a hand rail lead up the front door.

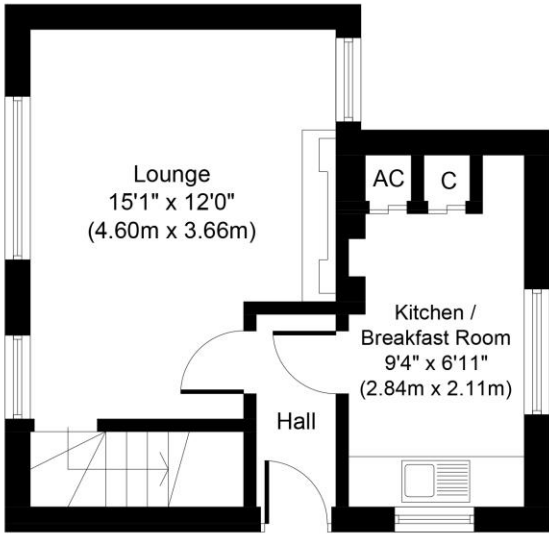
To the rear of the property, there is a level garden, again predominately laid to lawn with a patio area and pathway either side of the lawned areas. There is fencing on both sides with a hedge at the end of the garden.



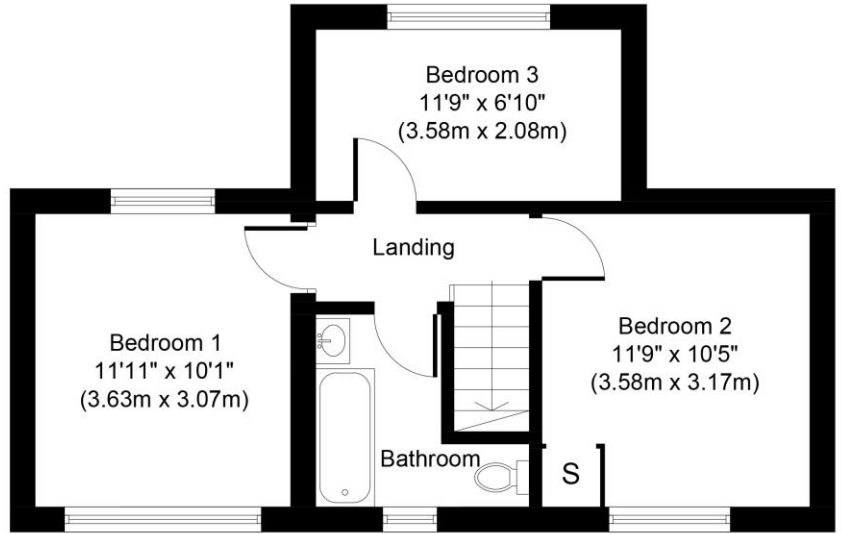
AGENTS NOTE

Council Tax Band: 'C' £1961.66 for 2022/23

EPC Rating: 'F'



Ground Floor
Approximate Floor Area
326 Sq. ft.
(30.3 Sq. m.)



First Floor
Approximate Floor Area
435 Sq. ft.
(40.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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.