

**SAMPLE  
MILLS**



**Lemon Road  
Newton Abbot  
Devon**

**£145,000**  
FREEHOLD





Lemon Road, Newton Abbot, Devon

**£145,000 freehold**

A well-positioned one-bedroom terraced home located just a short distance from the town centre, offering convenient access to a wide range of local amenities. These include shops, schools, bus services, pubs, restaurants, a library, cinema, and excellent transport links via the A380 to Exeter and Torbay, as well as the main rail line to London Paddington.

The property enjoys a level and accessible setting and comprises internally a lounge with feature fireplace, separate dining room with feature exposed stonework fireplace and kitchen with oven and hob. Upstairs, there is a spacious landing leading to a double bedroom and a bathroom.

Additional benefits include double glazing, gas central heating and an enclosed rear courtyard garden.

The property would be an ideal first time buy or make a solid investment opportunity, with strong rental appeal given its convenient location.



uPVC double glazed door entering onto:

**Lounge – 3.90m x 3.20m (12'10" x 10'2")**

Feature fireplace. Double glazed window. Concealed lighting. Coving to ceiling. Double panelled radiator. Glazed door through to:



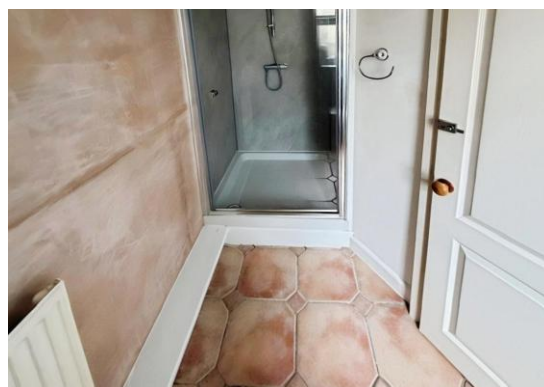
**Dining Room – 3.90m x 2.50m (12'10" x 8'2")**

Exposed stonework fireplace with recess either side. Storage cupboard. Arch through to:



**Kitchen – 2.30m x 2.30m (7'7" x 7'7")**

Base units. Belfast sink. Hob. Oven. Wall mounted boiler serving hot water and central heating. Double glazed windows to the side and rear. Glazed door to the rear courtyard.



**Off the dining room, staircase to the landing**

Open planned area leading onto:

**Bathroom**

3 piece suite.

**Bedroom – 3.80m x 3.30m (12'6" x 10'10")**

Double glazed window. Panelled radiator with recesses either side.



**Outside**

To the rear of the property, there is a courtyard garden with fence surround, gate and outside tap.

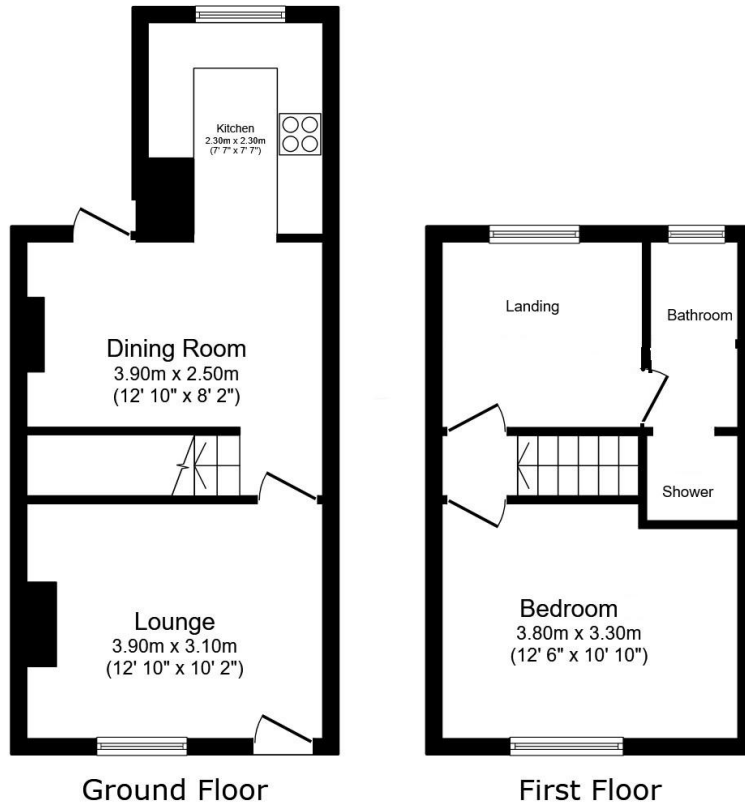


**Agent's Note**

Council Tax Band: 'A' £1809.85 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Low



Total floor area: 57.7 sq.m. (621 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		91   B
69-80	C	70   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.