

**SAMPLE  
MILLS**



**Vicary Close  
Newton Abbot  
Devon**

**£230,000**  
FREEHOLD





Vicary Close, Newton Abbot, Devon

**£230,000 freehold**

This End Terrace house, which is at the end of 3 properties, comprises an entrance hall, lounge/dining room, kitchen with fitted oven and hob, and conservatory. On the first floor are 2 good double bedrooms with built in wardrobes and a bathroom/WC with fitted shower.

The property also has gas central heating, double glazing, conservatory, gardens to the front and rear, and designated parking for 2 cars.

Occupying a cul-de-sac position just off the town centre close to a range of facilities including shops, schools, cinema, restaurants, the railway station and bus services serving nearby towns, villages and cities.

The property would be an ideal first time buy or an investment income opportunity.



Double glazed front door opening through to:

#### Entrance Hall

Single panelled radiator. Understairs storage cupboard. Staircase rising to the first floor. Opening through to:

#### Kitchen - 2.98m x 1.66m (9'9" x 5'5")

One and a half bowl stainless single drainer sink unit with mixer taps. Fitted matching wall and base units. Built in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for automatic washing machine. Recess for fridge freezer. Wall hung gas boiler for hot water and central heating system. Single panelled radiator. Double glazed window to front aspect overlooking the front garden. Spotlight points. Laminate flooring.

#### Lounge/Dining Room - 4.40m x 3.65m (14'5" x 11'11")

Double panelled radiator. TV point. Coving to textured ceiling. Spotlight points. uPVC double glazed sliding patio doors providing onto:

#### Conservatory - 2.93m x 2.83m (9'7" x 9'3")

uPVC double glazed with door to the rear garden from where views can be enjoyed over Newton Abbot, Wolborough Hill, and distant views towards Bakers Park can also be obtained.

### FIRST FLOOR

#### Landing

Hatch to roof space.

#### Bedroom 1 - 2.72m x 2.94m (8'11" x 9'7")

Single panelled radiator. Mirror fronted built in wardrobes. Double glazed window overlooking the rear and enjoying similar views over Newton Abbot, Wolborough Hill and down towards Bakers Park. Coving to textured ceiling.

#### Bedroom 2 - 2.68m x 2.67m (8'9" x 8'9")

Single panelled radiator. Double glazed window to front aspect overlooking the front garden. Coving to textured ceiling. Built in shelved wardrobe.

#### Bathroom - 1.87m x 1.69m (6'1" x 5'6")

Panelled bath with shower mixer tap attachment. Inset wash hand basin with cupboard space below. Low level WC. Heated towel rail. Partly panelled walls. Extractor fan.

### OUTSIDE

The property is approached via a private pathway and to the front is an area which has been laid to gravel with a central vegetable patch and rockery stocked with flowers and steps up to a further area which has been laid to gravel with flowers and plants. There is a garden shed for storage. There is a side path and gate which provides access to the rear which has an area which leads down from the conservatory, which is fenced in and private, laid to astroturf, ideal for summer dining and entertaining.

There is also designated **PARKING FOR 2 CARS**.

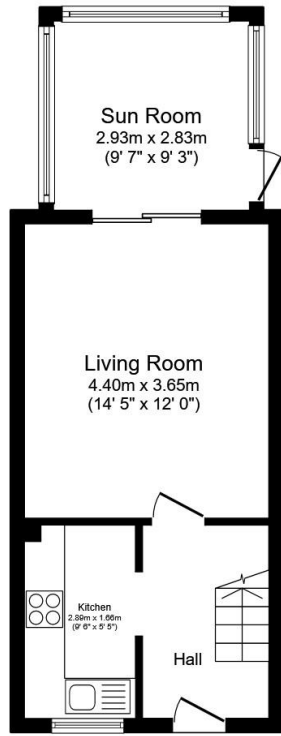
#### AGENT'S NOTE

Council Tax Band: 'B' £2111.50 for year 26/27

EPC rating: 'C'

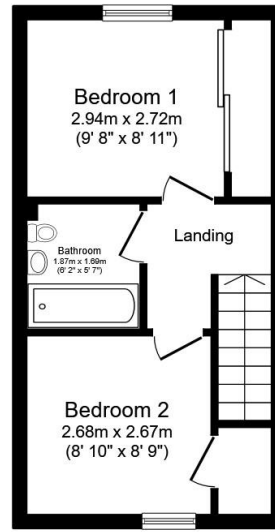
Long Term Flood Risk: Surface water very low, Rivers and the sea very low





**Ground Floor**

Floor area 35.9 sq.m. (386 sq.ft.)



**First Floor**

Floor area 27.0 sq.m. (290 sq.ft.)

**Total floor area: 62.8 sq.m. (676 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		87   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.