

**SAMPLE  
MILLS**



**Powderham Road  
Newton Abbot  
Devon**

**£285,000**  
FREEHOLD







**Powderham Road, Newton Abbot,  
Devon**

**£285,000 freehold**

This mature semi-detached family home comprises an entrance hall, lounge, kitchen, utility area, conservatory and downstairs shower room. On the first floor, are 3 bedrooms and a bathroom and w/c. The property has gas central heating, uPVC double glazing, gardens front, side and rear plus off road parking.

Situated just off the town centre, close to Powderham park and within easy walking distance towards Wolborough and Decoy, with its countryside walks, together with easy access into Newton abbot town centre with its further range of facilities and amenities including doctors, dentists, schools, shops, parks, tennis courts, leisure centre, gyms, cinema, library, racecourse, bus services, main rail line to London Paddington, A38, A380 and link road to Torbay.

From the principal rooms, far reaching views over the surrounding area including over the park, Bishopsteignton and Highweek are obtained.



Part glazed door through to:

### Entrance Hall

Laminate flooring. Central heating thermostat. Staircase rising to first floor. Door to:

### Lounge – 5.46m x 3.15m (17'11" x 10'4")

Tiled feature fireplace on hearth with mantle surround. Laminate flooring. TV point. uPVC double glazed bay window to front enjoying distant views over towards Abbotsbury, Highweek Church, down towards Bishopsteignton and Powderham park. Two double panelled radiators. Window overlooking the conservatory. Picture rail.

### Kitchen – 3.12m x 2.36m (10'3" x 7'9")

Inset 1½ bowl sink unit with mixer taps. Fitted matching wall and base units. Wooden worktop surface areas with tiled splashbacks. Understairs storage cupboard. uPVC double glazed window overlooking Powderham park and enjoying views over towards Bishopsteignton down the Estuary. Plumbing for dishwasher. Built-in storage cupboard. Space for fridge/freezer. Opening through to:

### Utility Area – 2.21m x 1.52m (7'3" x 5'0")

Fitted wall and base units. Wooden worktop surface areas. Wall hung gas boiler for hot water and central heating system. Plumbing for washing machine. Gas cooker point. Partly tiled walls. Distant views towards Powderham park and down towards Bishopsteignton. Glazed door through to:

### Conservatory – 3.94m x 1.98m (12'11" x 6'6")

Power and light. Double panelled radiator. Half glazed door to the rear garden.

### Shower Room

Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Obscure uPVC double glazed window. Radiator.

### First Floor Landing

Hatch to the roof space. Doors off to:

### Bedroom 1 – 3.10m x 2.77m (10'2" x 9'1")

Radiator. uPVC double glazed window overlooking the rear garden. Picture rail.

### Bedroom 2 – 2.84m x 2.16m (9'4" x 7'1")

Double panelled radiator. uPVC double glazed window looking over the rear garden. Picture rail.

### Bedroom 3 – 2.77m x 1.60m (9'1" x 5'3")

Double panelled radiator. Walk-in wardrobe. Picture rail. uPVC double glazed window to front enjoying distant views.

### Bathroom

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Picture rail. Heated towel rail. uPVC double glazed window with views over the town and countryside beyond.

### Outside

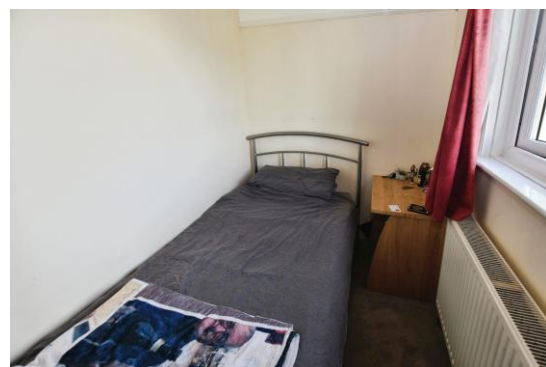
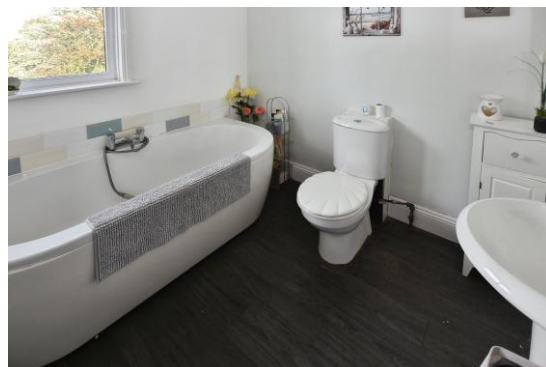
To the front of the property, is an area laid to two patio areas, with a further sunken area which is laid to chippings where there is a garden shed and a seating area, which is fenced in. There is a garden to the side, which provides access to the rear, where there are two garden areas, predominately laid to lawn, stocked with bushes, plants, trees and shrubs. There is also a workshop and steps up to the top, where there is gate which provides access to off road parking for two cars.

### Agent's Note

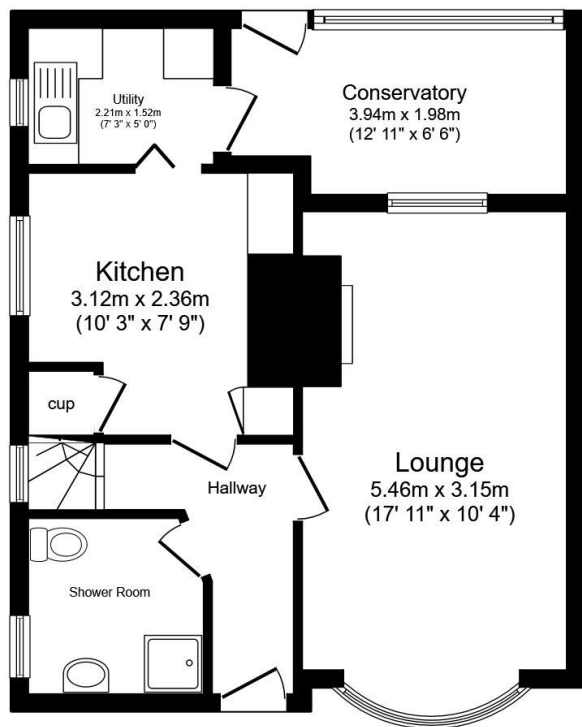
Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'F'

Long Term Flood Risk: Very Low

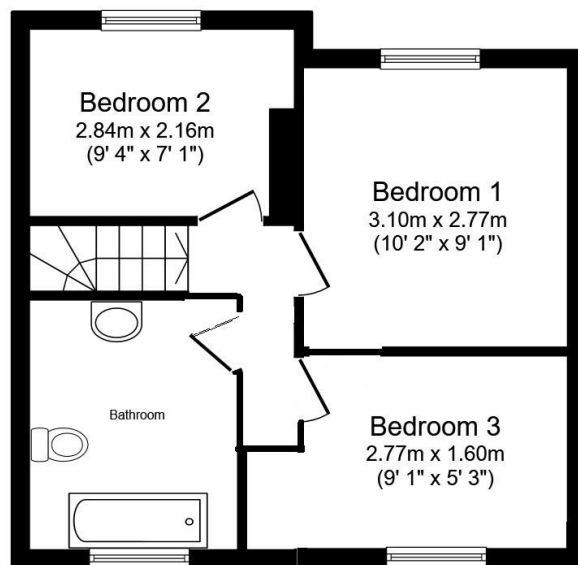






### Ground Floor

Floor area 50.8 sq.m. (546 sq.ft.)



### First Floor

Floor area 37.3 sq.m. (402 sq.ft.)

Total floor area: 88.1 sq.m. (948 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	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.

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