SAMPLE MILLS

Hillmans Road
Newton Abbot
Devon

£175,000

FREEHOLD

Hillmans Road, Newton Abbot, Devon

£175,000 freehold

A 3 bedroom Mid Terrace home situated just off the town centre, providing easy access for all local facilities to include rail station, Courtenay Park, Forde Park, Sainsburys, schools, restaurants, cinema, and the link roads for Exeter and Torbay.

The accommodation internally comprises entrance hallway, lounge/dining room, kitchen with access to rear garden, 3 bedrooms and a family bathroom.

The property benefits from a good size easy to maintain rear courtyard garden. There is permit parking to the front. The property also features uPVC double glazing and gas central heating.

The property is being sold with NO CHAIN and would be an ideal first time buy or investment opportunity.

uPVC double glazed door through to:

Entrance Hall
Radiator. Part glazed door through to:

Lounge/Diner – 6.91m x 3.15m (22'8" x 10'4")
Two radiators. Feature fireplace on tiled hearth with gas point. TV point. uPVC double glazed windows overlooking the front and rear. Telephone point. Staircase rising to first floor. Door to:

Kitchen – 3.76m x 2.62m (12'4" x 8'7")
Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Gas/electric cooker point. Plumbing for washing machine. Space for further appliances. Double panelled radiator. uPVC double glazed windows to side and rear. Wall hung gas boiler for hot water and central heating system. Partly tiled walls. uPVC half double glazed door to outside.

First Floor Landing
Hatch to the roof space.

Bedroom 1 – 3.96m x 3.12m (13'0" x 10'3")
Radiator. uPVC double glazed window to front. Picture rail.

Bedroom 2 – 3.40m x 2.34m (11'2" x 7'8")
Single panelled radiator. uPVC double glazed window to rear. Picture rail.

Bedroom 3 – 2.54m x 1.65m (8'4" x 5'5")
Single panelled radiator. uPVC double glazed window overlooking the rear.

Bathroom
Panelled bath, shower attachment. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Obscure uPVC double glazed window. Single panelled radiator.

Outside

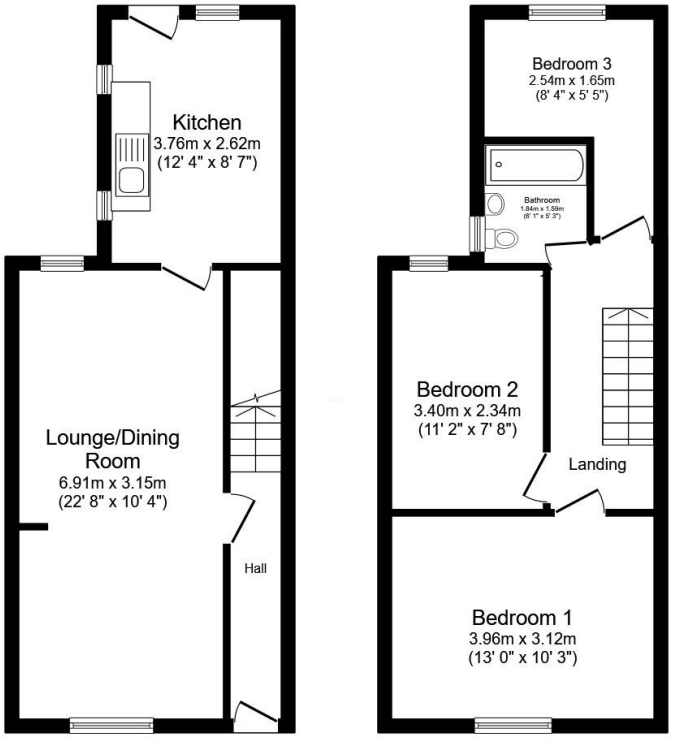
To the rear of the property, is an enclosed area predominately laid to patio with a rear gate providing pedestrian access.

Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low



Ground Floor
Floor area 38.0 sq.m. (409 sq.ft.)

First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 76.0 sq.m. (818 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

SAMPLE MILLS

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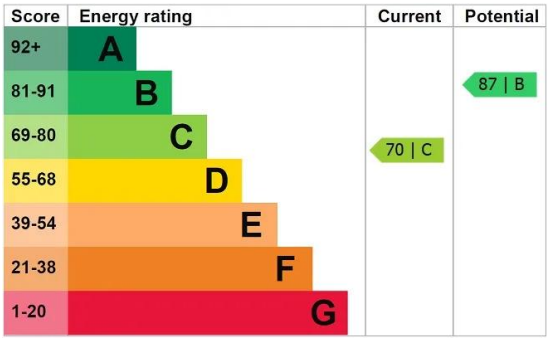

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.