

**SAMPLE
MILLS**



**Huntacott Way
Veille Park
Torquay
Devon**

£175,000
FREEHOLD





Huntacott Way, Veille Park,
Torquay, Devon

£175,000 freehold

A 2 bedroom mid terrace property situated in the Veille Park area of Shiphay, providing easy access for the A380, Kingskerswell, Torquay Town Centre, Torbay Hospital and all other local amenities within easy reach. The property is ideally situated for the local comprehensive and grammar schools and provides easy access for all normal link roads.

The internal accommodation comprises entrance, lounge, kitchen with built-in oven and hob, 2 bedrooms and bathroom.

Further benefits include uPVC double glazing, gas central heating, gardens to front and rear, garage in a block plus parking. The property had a new roof in January 2023.



uPVC double glazed door through to:

Entrance

Fitted shelved cupboard housing the gas and electric meters. Glazed door opening through to:

Lounge – 5.00m x 3.71m (16'5" x 12'2")

Feature fireplace. Radiator. uPVC double glazed window to front. TV point. Staircase rising to first floor. Glazed door to:



Kitchen – 3.73m x 3.45m (12'3" x 11'4")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for fridge/freezer. Radiator. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window overlooking the rear. Spotlight points. uPVC half double glazed door to outside.



First Floor Landing

Hatch to the roof space.

Bedroom 1 – 4.01m x 3.71m (13'2" x 12'2")

Radiator. uPVC double glazed window to front.

Bedroom 2 – 3.48m x 2.03m (11'5" x 6'8")

Radiator. Built-in shelved wardrobe. uPVC double glazed window overlooking the rear.



Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Heated towel rail. Extractor fan. Obscure uPVC double glazed window.

Outside

To the front of the property, is a small garden laid to lawn with steps to the front door.

To the rear of the property, there is an area laid to paving with steps up to a rockery garden stocked with bushes and plants. In addition, there is a garage in a block plus parking.



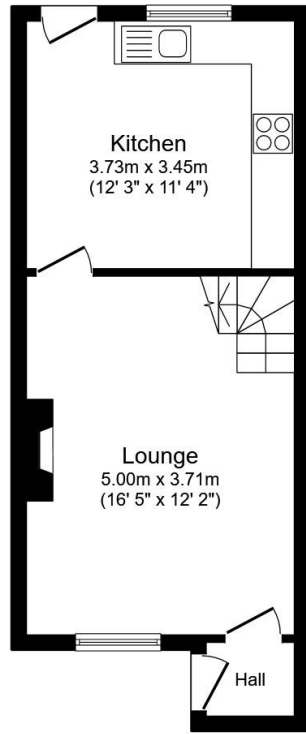
Agent's Note

Council Tax Band: 'B' Torbay Council

EPC Rating: 'C'

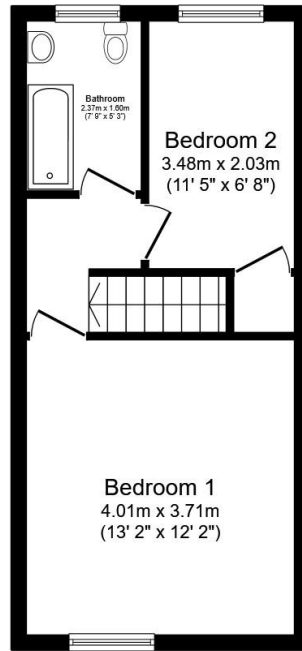
Long Term Flood Risk: Very Low





Ground Floor

Floor area 33.3 sq.m. (359 sq.ft.)



First Floor

Floor area 32.0 sq.m. (344 sq.ft.)

Total floor area: 65.3 sq.m. (703 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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.