

**SAMPLE  
MILLS**



**Beaumont Road  
Newton Abbot  
Devon**

**£185,000**  
FREEHOLD





Beaumont Road, Newton Abbot,  
Devon

**£185,000 freehold**

This mid terrace home situated just off the town centre close to the schools, shops, parks, bus services and the railway station serving nearby towns and villages.

The accommodation comprises entrance hall, lounge, separate dining area, fitted kitchen and on the first floor are 2 bedrooms and a 4 piece bathroom suite.

The property also has gas central heating, uPVC double glazing and courtyard.

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



Part glazed door opening through to:

### Entrance Hall

Cabinet housing radiator. Stripped floor. Staircase rising to first floor. Door through to:

### Lounge – 3.28m x 3.23m (10'9" x 10'7")

Feature fireplace on hearth. uPVC double glazed window to front. TV point. Coving to ceiling. Double panelled radiator. Stripped floor.

### Dining Area – 3.51m x 3.25m (11'6" x 10'8")

Feature fireplace on hearth. Stripped floor. Understairs storage cupboard. uPVC double glazed window overlooking the rear. Glazed door through to:

### Kitchen – 3.45m x 2.06m (11'4" x 6'9")

Inset stainless steel 1½ bowl sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point with extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Partly tiled walls. Wall hung gas Baxi boiler, recently fitted, for hot water and central heating system. Spotlight points. uPVC double glazed window to three aspects overlooking the side, and rear. Vinyl floor covering. uPVC half double glazed door to outside.

### First Floor Half Landing

### Bathroom

Comprising 4 piece suite. Inset bath with tiled surround and mixer taps. Wall mounted wash-hand basin with tiled splashback. Tiled shower cubicle with fitted shower. Low level w/c. Spotlight points. Double panelled radiator. Obscure uPVC double glazed window.

### Main Landing

Hatch to the roof space.

### Bedroom 1 – 4.65m x 3.25m (15'3" x 10'8")

Feature fireplace. Mirror fronted built-in wardrobes. uPVC double glazed window to front. Double panelled radiator. Shelved recess. Stripped floor.

### Bedroom 2 – 3.51m x 2.57m (11'6" x 8'5")

Double panelled radiator. uPVC double glazed window overlooking the rear.

### Outside

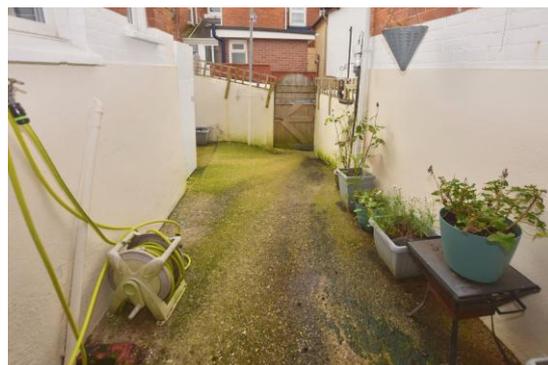
To the rear of the property, there is an enclosed courtyard area with an outside tap and a rear gate providing pedestrian access.

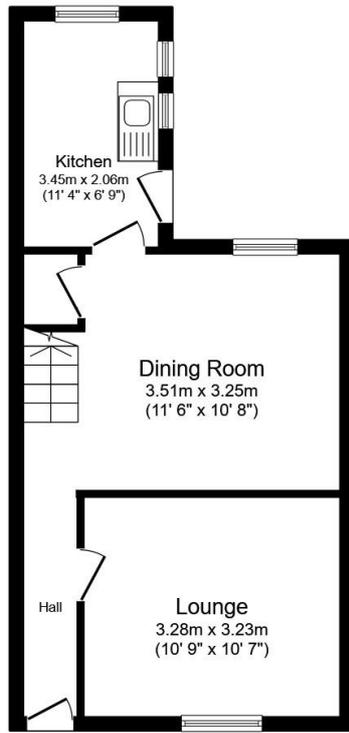
### Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

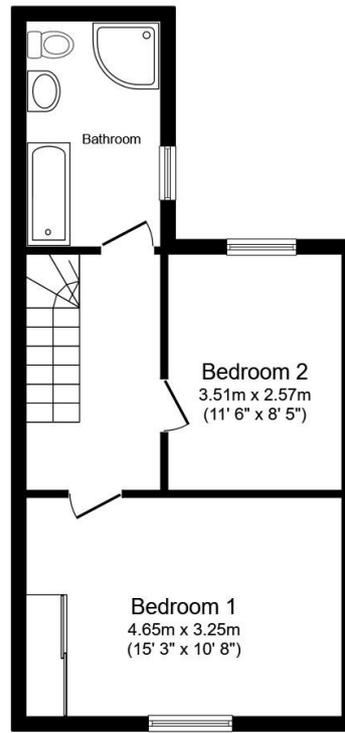
EPC Rating: 'C'

Long Term Flood Risk: Very Low





**Ground Floor**  
Floor area 38.7 sq.m. (417 sq.ft.)



**First Floor**  
Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 77.4 sq.m. (834 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		84   B
69-80	C	72   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.