

**SAMPLE
MILLS**



**Twickenham Road
Milber
Newton Abbot
Devon**

£225,000
FREEHOLD





**Twickenham Road, Milber, Newton
Abbot, Devon**

£225,000 freehold

A 2 bedroom Bungalow situated in the prominent part of Milber providing easy access for all local facilities including a local shop with bus stop, making this a very convenient spot for those seeking a property close to all amenities, whilst also having the local town centre on hand with easy access for the A38, A380, M5 motorway and the main rail line to London Paddington.

The internal accommodation comprises entrance porch leading to hallway, lounge, kitchen with integrated appliances to include washing machine, dishwasher, fridge and freezer, and from the side window far reaching views are obtained. There are 2 double bedrooms, one with built-in wardrobe and the other with access to the outside, plus there is a fully tiled wet room.

Further benefits include gas central heating, uPVC double glazed, ease of maintenance gardens front and rear, summerhouse plus off road parking.

Viewing is recommended.



uPVC part double glazed door to:

Entrance Porch

uPVC double glazed window. Part glazed door through to:

Entrance Hall

Built-in shelved cupboard housing meters. Hatch to the roof space. Central heating thermostat. Door to:

Lounge - 4.17m x 3.18m (13'8" x 10'5")

Double panelled radiator. TV point. uPVC double glazed window overlooking the front. Coving to textured ceiling. Ceiling rose. Telephone point.

Kitchen - 3.15m x 2.03m (10'4" x 6'8")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Gas cooker point with extractor hood. Integrated washing machine. Integrated fridge and freezer. Integrated dishwasher. Additional tall storage cupboard. Worktop surface areas. Tiled splashback areas. Cupboard housing the gas boiler for hot water and central heating system. Spotlight points. uPVC double glazed window overlooking the front and side. From the side, far reaching views over towards Wolborough Hill and countryside beyond are obtained.

Bedroom 1 - 2.95m x 2.64m (9'8" x 8'8")

Single panelled radiator. Built-in wardrobes. uPVC double glazed window overlooking the rear. Coving to textured ceiling.

Bedroom 2 - 2.87m x 2.57m (9'5" x 8'5")

Single panelled radiator. uPVC half double glazed door to outside.

Wet Room

Shower area with fitted shower. Wall mounted wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Obscure uPVC double glazed window.

Outside

To the front of the property, are areas laid to both gravel and chipping, stocked with an abundance of trees, bushes and shrubs. There is a pathway leading to the front door.

There is an area to the side which has an enclosed bin storage area.

To the rear of the property, there is an area predominately laid to patio and gravel, for ease of maintenance, which is enclosed, again with flowering bushes, plants and shrubs. There is a summerhouse. In addition, there is off road parking.

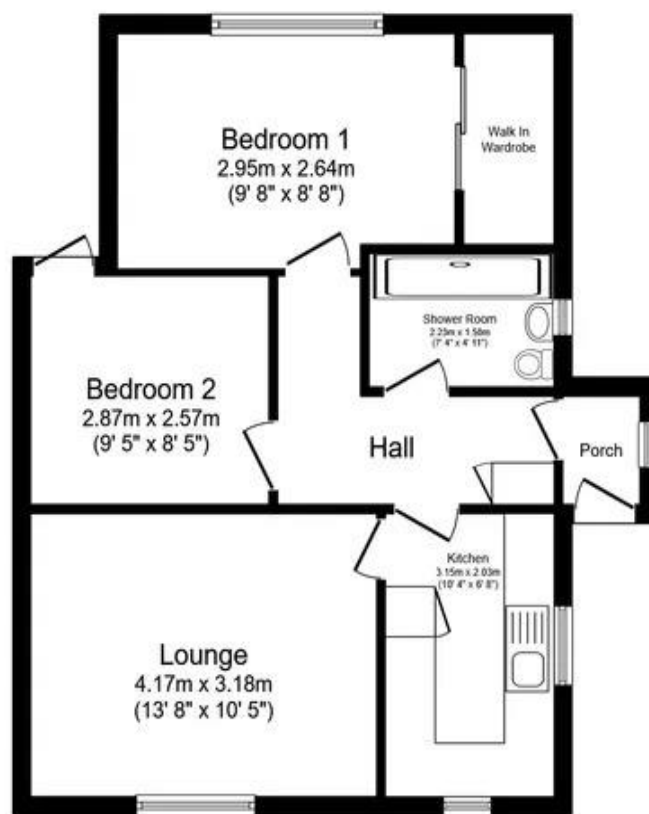
Agent's Note

Council Tax Band: 'C'

EPC Rating: TBC

Long Term Flood Risk: Yearly chance of flooding very low/medium





Floor Plan

Total floor area: 52.3 sq.m. (563 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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