



**SAMPLE
MILLS**

**Clover Way
Newton Abbot
Devon**

£280,000
FREEHOLD





Clower Way, Newton Abbot, Devon

£280,000 freehold

An excellent opportunity to purchase this 3 bedroom semi detached family home, situated on the edge of the market town of Newton Abbot. The property is offered to the market in excellent order throughout.

The accommodation internally comprises entrance hall with cloakroom off, and a utility cupboard with space and plumbing for washing machine and tumble dry. The kitchen/breakfast room has recently been refurbished with a contemporary high gloss fully fitted kitchen with integrated appliances, and space for table and chairs. The lounge is to the rear of the property and has double glazed doors opening on to the South facing rear garden.

Upstairs, there are 3 bedrooms, the master bedroom having an en suite shower room, plus a separate family bathroom.

The property is approached via a tarmac driveway providing off road parking for up to 3 vehicles and leads up to a single garage. There are attractive gardens to the front and rear, the rear being South facing, of a good size, and low maintenance.

An early viewing of this modern property is highly recommended.



Composite door opening into:-

Entrance Hall

Stairs rising to the first floor. Understairs storage cupboard. Utility storage cupboard with space and plumbing for washing machine and tumble dryer. Doors off to principle rooms. Door off to

Cloakroom

Low level WC. Wash hand basin. Radiator.

Kitchen/Breakfast Room

13'3" x 8' (4.04m x 2.44m)

Recently refitted with a range of contemporary high gloss base cupboards and full height cupboards. Built in double oven, fitted gas hob with stainless steel extractor hood above, glass splashback. Integrated fridge/freezer. Integrated dishwasher. Inset spotlights. One and a half bowl sink and drainer unit with mixer tap over. uPVC double glazed window to front aspect. Space for table and chairs. Radiator.

Lounge

15'9" x 10'8" (4.81m x 3.25m)

uPVC double glazing sliding patio doors leading onto the rear garden. TV point. Radiator.

FIRST FLOOR LANDING

Airing cupboard.

Bedroom 1

10'5" x 8'4" (3.18m x 2.54m)

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Door to

En Suite Shower Room

9'3" x 4'3" (2.83m x 1.30m)

Tiled shower cubicle. Wash hand basin. Low level WC.

Bedroom 2

9'6" x 8'2" (2.90m x 2.50m)

uPVC double glazed window to front aspect. Radiator.

Bedroom 3

8'3" x 6'5" (2.51m x 1.96m)

uPVC double glazed window to rear aspect. Radiator.

Family Bathroom

6'2" x 5'3" (1.88m x 1.60m)

3-piece suite comprising panelled bath with shower over. Low level WC. Contemporary wall mounted wash hand basin. Fully tiled walls. Obscure double glazed window. Laminate flooring. Radiator.

OUTSIDE

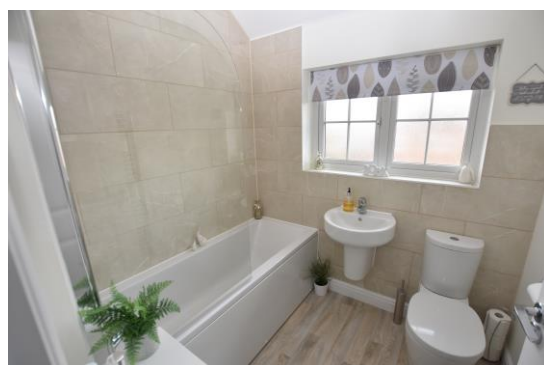
To the front of the property is a tarmac driveway providing off road parking for up to 3 vehicles. Single garage, attached to neighbouring garage, with pitched tiled roof and up and over door. The front garden is open plan and incorporates a lawn area with mature shrubbery and plants. Access gate to rear garden.

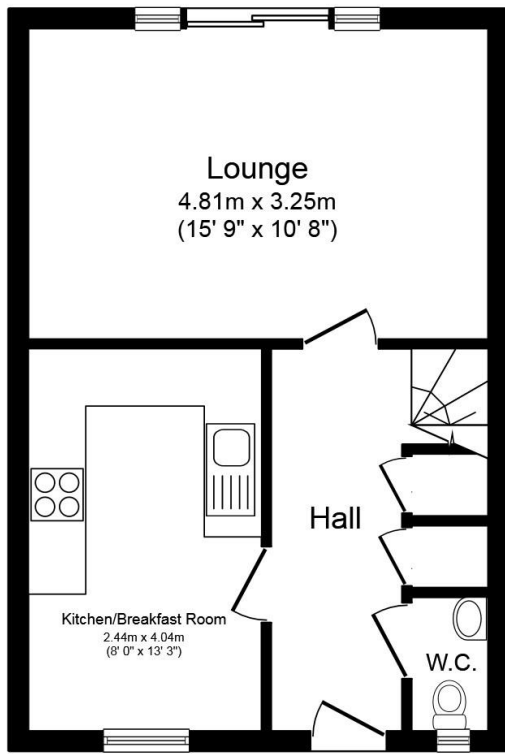
To the rear of the property is an attractive level South facing garden comprising a paved patio area, generous size gravelled area with bedding areas to either side stocked with mature shrubs and plants. The rear garden is a low maintenance, easy to manage garden.

AGENTS NOTE:

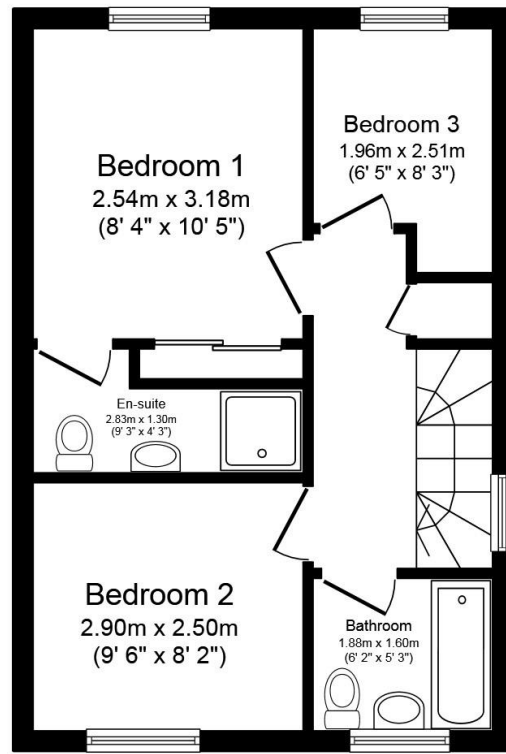
Council Tax Band: 'B' £1655.02

Energy Performance Certificate rating: 'B'





Ground Floor



First Floor

Total floor area 70.7 sq.m. (761 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.