SAMPLE MILLS



Hawkins Road
Buckland
Newton Abbot
Devon

£200,000
FREEHOLD







Hawkins Road, Buckland, Newton Abbot, Devon



£200,000 freehold

This 3 bedroom family home is situated in the heart of this residential area close to shops, schools, doctors, and bus routes into Newton Abbot town centre with its further range of facilities and amenities together with the link roads for Exeter and Torbay being close at hand.

The property, being the first time to market in 60 years, and chain free, comprises an entrance hall opening through to the lounge, kitchen/diner and conservatory. On the first floor, are 3 bedrooms and a bathroom and w/c.

Other benefits include uPVC double glazing, gas heating and mature gardens to the front and rear, the rear garden extending to a total length of about 20m (65').

Viewing is recommended.



uPVC part double glazed door with side screens opening through to:

Entrance Hall
Gas wall heater. Staircase rising to first floor. Two wall light points. Glazed door opening through to:

Lounge - 5.92m x 3.66m (19'5" x 12')
Inset living flame fitted gas fire on hearth. uPVC double glazed window to front. TV point. Feature beamed ceiling. uPVC double glazed double doors through to the conservatory. Glazed door opening back through to:

Kitchen/Dining Room - 5.18m x 2.87m (17'0" x 9'5")
One and a half bowl sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas cooker point. Plumbing for washing machine. Recess for fridge/freezer. Feature beamed ceiling. uPVC double glazed window. Additional storage cupboard. uPVC double glazed door to the rear garden. Two wall light points.

Conservatory - 3.20m x 2.95m (10'6" x 9'8")
uPVC double glazed. Double doors providing access to the rear garden.

First Floor Landing
Doors off to:

Bedroom 1 - 3.66m x 3.12m (12' x 10'3")
uPVC double glazed window to front. Built-in shelved wardrobe.

Bedroom 2 - 4.11m x 2.87m (13'6" x 9'5")
Gas wall heater. uPVC double glazed window overlooking the rear enjoying views over towards Wolborough Hill and over towards Dartmoor.

Bedroom 3 - 3.20m x 1.96m (10'6" x 6'5")
Hatch to the roof space with built in ladder. uPVC double glazed window to the front. Door to airing cupboard.

Bathroom
Panelled bath with electric shower. Pedestal wash-hand basin. W/C. Obscure uPVC double glazed window.

Outside
To the front of the property, is a lawned garden stocked with various shrubs, plants and bushes.

To the rear of the property, there is an area laid to patio onto a mature garden stocked with a host of mature bushes, trees, shrubs and plants, all enclosed, and with a total length of about 20m (65').

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

EPC Rating: 'E'

Long Term Flood Risk: Very Low

Directions
From our Newton Abbot Office, turn left onto Market Street. Turn left onto Bradley Lane/A382. Turn left onto Wolborough Street/A381. Turn left onto Courtlands Road/A381. Bear right at Courtlands Road/A381. At the roundabout take the second exit onto Shaldon Road. Continue straight through the traffic lights up the hill to the top of Shaldon Road. Turn left into Haytor Drive. Hawkins Road is the 5th turn-off on the left (almost at the bottom of the hill). No 13 is the 4th house on the right.

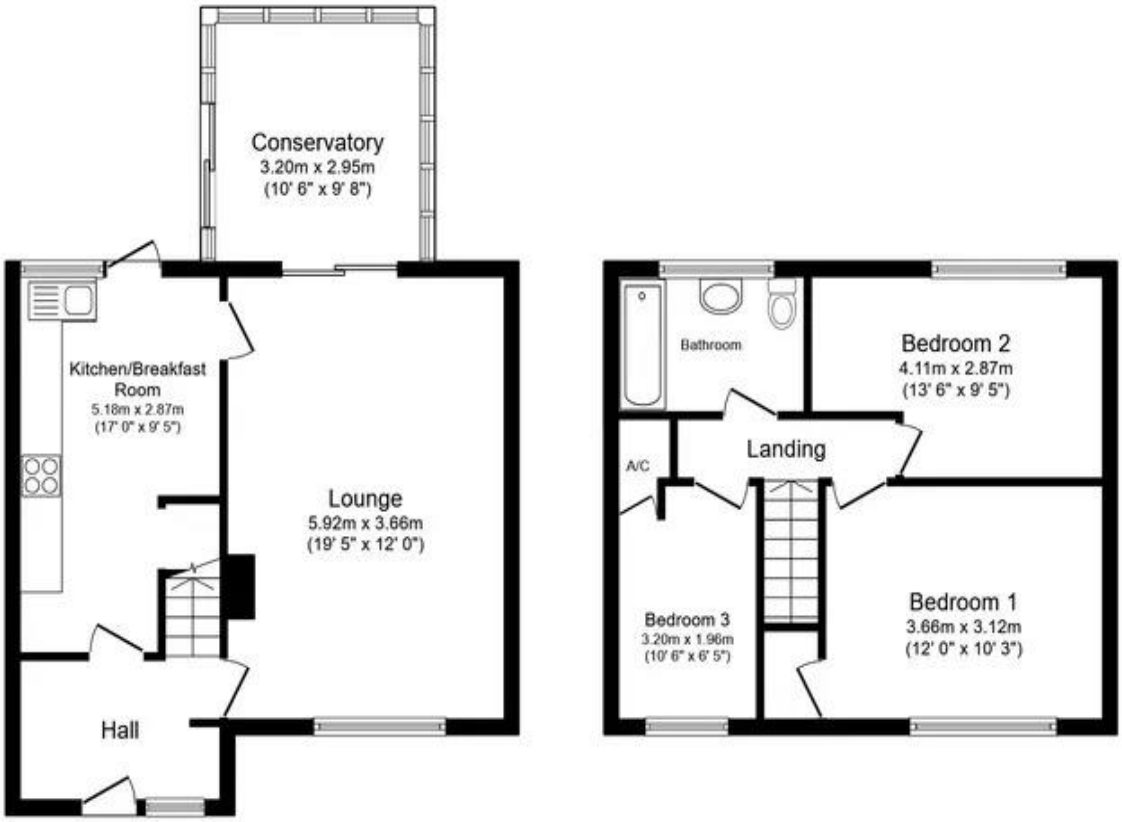












Total floor area: 95.8 sq.m. (1,092 sq.ft.)

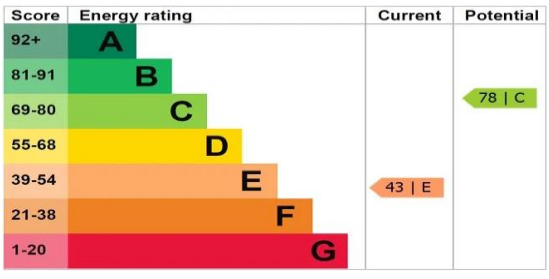
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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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.