SAMPLE MILLS



Queen Street
Newton Abbot
Devon

£175,000
FREEHOLD







Queen Street, Newton Abbot, Devon

£175,000 freehold



This mid terrace cottage comprises entrance hall, lounge with feature fireplace, exposed stone wall and French doors providing access to the rear garden, dining room, again with feature fireplace and kitchen with flagstone style flooring. On the first floor are 2 double bedrooms and a bathroom.

Other features include gas central heating, uPVC double glazing and courtyard to the front and rear plus off road parking to the rear.

Situated just off the town centre in this level location close to all the amenities including shops, restaurants, primary school, Courtenay Park, the Quay, river Lemon and its level walk, together with the railway station and bus services serving nearby towns and villages.

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



Part glazed door opening through to:

Entrance Hall
Vinyl flooring. Door through to:

Dining Room - 3.51m x 3.10m (11'6" x 10'2")
Cast iron feature fireplace on hearth with mantle surround. uPVC double glazed window to front. Double panelled radiator. Vinyl flooring.

Lounge - 4.06m x 3.43m (13'4" x 11'3")
Feature fireplace with mantle surround and cupboard space to side with ornamental recess over. TV point. uPVC double glazed French doors providing access to the rear garden. Exposed stone wall. Double panelled radiator. Staircase rising to first floor. Additional recess. Central heating thermostat. Exposed beam.

Kitchen - 3.84m x 2.06m (12'7" x 6'9")
Inset sink unit with mixer taps. Fitted worktop surface areas. Single panelled radiator. Plumbing for washing machine. Electric cooker point. Shelving under the worktops. uPVC double glazed windows to two aspects overlooking the rear. Flagstone style flooring. Hatch to the roof space. Built-n cupboard housing Worcester gas boiler for hot water and central heating system. Spotlight points. uPVC half double glazed door leading to outside.

First Floor Landing
Hatch to the loft space. Stripped flooring.

Bedroom 1 - 4.19m x 3.53m (13'9" x 11'7")
Double panelled radiator. Stripped floor. uPVC double glazed window to front. Virgin point.

Bedroom 2 - 2.64m x 2.36m (7'9" x 8'8")
Single panelled radiator. uPVC double glazed window overlooking the rear. Open cupboard area.

Bathroom - (6'9" x 5'3")
Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Single panelled radiator. Partly tiled walls. Obscure uPVC double glazed window. Stripped floor.

Outside
To the front of the property, is a walled in area laid to gravel.

To the rear of the property, there is a further area laid to gravel with various plants, trees and bushes.

There is also a gate with vehicular access to off road parking

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

EPC Rating: 'D'

Long Term Flood Risk: Very Low

Directions
From our Newton Abbot office, head towards Market Street turns slightly right and becomes Highweek Street. Turn right onto Halcyon Road/B3195. Continue to follow B3195. At the roundabout, turn right onto The Avenue/B3195. Turn left onto Queen Street/B3195. Destination will be on the left.

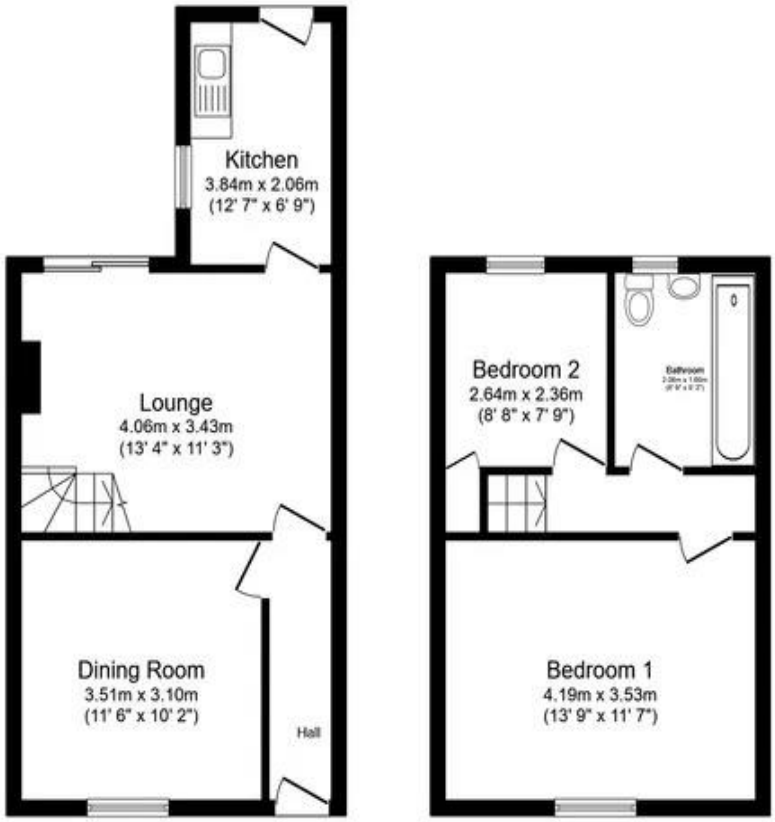












Total floor area: 71.7 sq.m. (772 sq.ft.)

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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