SAMPLE
MILLS



Baron Way
Newton Abbot
Devon

£220,000
FREEHOLD







Baron Way, Newton Abbot, Devon



£220,000 freehold

A spacious 2 bedroom Semi-Detached property, built by Barratt Homes, situated in a popular area on the outskirts of Newton Abbot within easy reach of local shops, primary school and bus services into Newton Abbot where there is a full range of public facilities and amenities including secondary schools, leisure centre, further shops and the main rail line to London Paddington. The South Devon link road is close by serving Exeter and Torbay.

The accommodation comprises entrance hallway with downstairs cloakroom, storage cupboard, fitted kitchen with high level range of quality fitted base and wall mounted units and a spacious open plan lounge/diner. Upstairs, there are 2 double bedrooms, the master having en suite shower room, and a separate family bathroom.



Further benefits include gas central heating, double glazing, garden to the rear and to the side with a patio area, good off road parking and small front lawn.

Viewing of this property is highly recommended for those seeking a spacious Semi-Detached modern 2 bedroom property on this popular estate.

Hard wood door to:

Entrance Hallway
Tiled floor. Smoke detector. Storage cupboard with gas boiler serving hot water and central heating. Consumer box.

Downstairs Cloakroom
Low level w/c. Wash-hand basin. Single panelled radiator. Extractor fan.

Squared arch through to:

Kitchen - 3.07m x 1.88m (10'1" x 6'2")
Range of fitted base units. Rolled edge worktop surface areas. Built-in stainless steel oven. 4 ring hob. Stainless steel splashback. Wall mounted cupboards. Space for fridge/freezer. Plumbing for washing machine. Stainless steel drainer with mixer tap over. Double glazed window. Extractor fan.

Lounge/Dining Room - 5.28m x 3.96m (17'4" x 13'0")
uPVC double glazed patio doors to the rear with side windows. Smoke detector. TV point. Two radiators. Staircase to landing.

Staircase to Landing
Access to loft area. Smoke detector. Doors off to:

Bedroom 1 - 3.91m x 3.61m (12'10" x 11'10")
Dual aspect double glazed windows. Radiator. Single panelled radiator. Storage cupboard. Door to:

En-Suite Shower Room
Shower cubicle. Power shower. Low level w/c. Wash-hand basin. Tiled floor. Obscure glazed window. Extractor fan. Thermostat control for central heating for upstairs.

Bedroom 2 - 3.94m x 2.51m (12'11" x 8'3")
Dual aspect double glazed windows with safety bars. Radiator.

Bathroom
Comprising 3 piece suite. Low level w/c. Wash-hand basin. Panelled bath. Tiled walls. Obscure uPVC double glazed window. Extractor fan. Circular light.

Outside
The property has a garden to the rear and to the side with a patio area, good off road parking and small front garden.

Agent's Note
Council Tax Band: 'C' £2256.40 for 2026/27

EPC Rating: 'B'

Long Term Flood Risk: Very Low

Communal Charges: Approx £336.42 annually

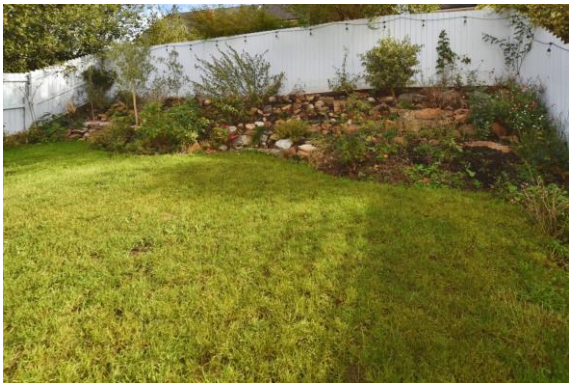
Directions
From our Newton Abbot office, head toward Market Street. Turn left onto Highweek Street. Turn right onto Halcyon Rd/B3195. Continue to follow B3195. At the roundabout, turn right onto The Avenue/B3195. Turn left onto Queen Street/B3195. Continue to follow B3195. Continue onto Station Road/A381. Continue to follow A381. At the roundabout, take the 2nd exit onto Shaldon Road. Turn left onto Haytor Drive. Turn right onto Windsor Avenue. Turn left onto Hockmore Drive. Turn right onto Baron Way where the property can be found.

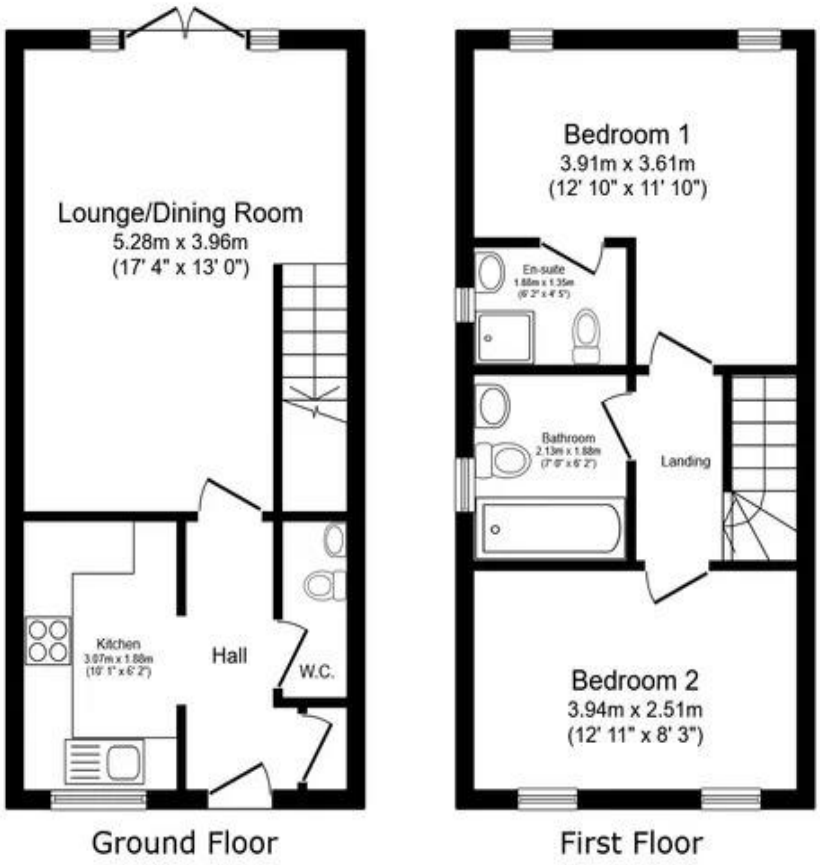












Total floor area: 66.9 sq.m. (720 sq.ft.)

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

SAMPLE MILLS

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk



rightmove Zoopla.co.uk PrimeLocation.com

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.