

**SAMPLE
MILLS**



**Lemon Road
Newton Abbot
Devon**

£165,000
FREEHOLD





Lemon Road, Newton Abbot, Devon

£165,000 freehold

A well-positioned two-bedroom terraced home located just a short distance from the town centre, offering convenient access to a wide range of local amenities. These include shops, schools, bus services, pubs, restaurants, a library, cinema, and excellent transport links via the A380 to Exeter and Torbay, as well as the main rail line to London Paddington.

The property enjoys a level and accessible setting and offers well-proportioned accommodation throughout. Internally, it comprises an entrance hallway, a comfortable lounge, a separate dining room, a fitted kitchen, and a ground floor bathroom. Upstairs, there are two generous double bedrooms.

The home has been freshly decorated throughout and benefits from new flooring, creating a bright, warm and inviting feel, enhanced by plenty of natural light. This makes it an ideal opportunity for first-time buyers looking for a property they can move straight into, while also offering scope for buyers to update and add value over time.

Additional benefits include uPVC double glazing, gas central heating, and an enclosed rear courtyard garden. The property would also make a solid investment opportunity, with strong rental appeal given its convenient location.



uPVC double glazed door to:

Entrance Vestibule

New consumer box. Glazed door through to:

Lounge – 3.20m x 3.10m (10'6" x 10'2")

Radiator. uPVC double glazed window with recesses on either side, one with storage and two other storage cupboards. New flooring. Door through to:



Dining Area 3.70m x 3.10m (12'2" x 10'2")

Understairs storage. Feature fireplace. Recess with wooden display and storage cupboard. uPVC double glazed window looking over the rear. Double panelled radiator. Door through to:



Kitchen – 2.80m x 2.50m (9'2" x 8'2")

A range of fitted base units. Stainless steel drainer. Double glazed window to the side. Glazed door to the side. Further range of fitted base units. Wall mounted cupboards. Light and door through to:

Inner Hallway

Boiler serving hot water and central heating. Storage cupboards.

Bathroom – 2.80m x 2.50m (9'2" x 8'2")

Comprising semi-circular shower with newly fitted Mira shower. Low level w/c. Wash-hand basin. Part tiled walls. Obscure glazed window.



Staircase off the Dining Room leading to upstairs

Door off to:

Bedroom 1 – 3.90m x 3.10m (12'10" x 10'2")

uPVC double glazed window looking over the front. Two built-in double wardrobes with storage cupboards. Double Panelled radiator.



Bedroom 2 – 3.20m x 2.80m (10'6" x 9'2")

Faces the rear. Two built-in wardrobes. Single panelled radiator. uPVC Double glazed window.

Outside

The property has a rear courtyard garden, which is level, with raised borders and shrubs, wall surround.

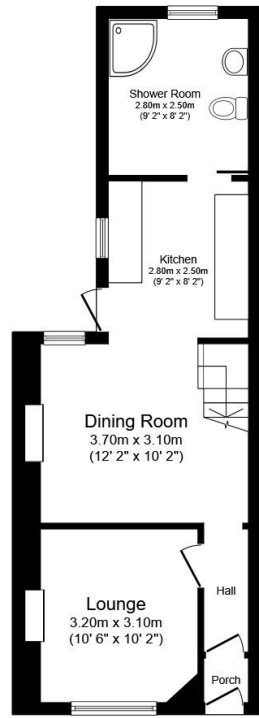


Agent's Note

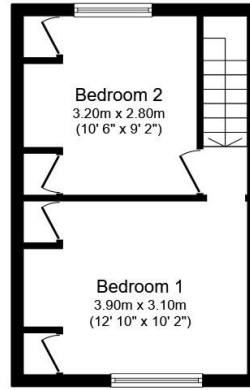
Council Tax Band: 'A' £1809.85 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Low



Ground Floor
Floor area 40.1 sq.m. (432 sq.ft.)



First Floor
Floor area 25.6 sq.m. (276 sq.ft.)

Total floor area: 65.7 sq.m. (707 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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.