

**SAMPLE  
MILLS**



**Twickenham Road  
Milber  
Newton Abbot  
Devon**

**£460,000**

**FREEHOLD**





Twickenham Road, Milber, Newton  
Abbot, Devon

**£460,000 freehold**

This 4/5 bedroom recently renovated detached family home is situated in the prominent part of Milber on the edge of Newton Abbot, providing easy access for all local facilities including a local shop with bus stop, making this a very convenient spot for those seeking a property close to all amenities, whilst also having the local town centre on hand with easy access for the A38, A380, M5 motorway and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, spacious lounge, modern kitchen/diner, separate utility room, 2 downstairs reception rooms that could be a study, dining room or 2 further bedrooms, and a downstairs bathroom. Upstairs, there are 4 double bedrooms with master en-suite shower room, and a separate family bathroom.

Further benefits include gas central heating, uPVC double glazing, garage, driveway parking and gardens to front and rear.

Viewing is recommended.



Door to:

### Entrance Hallway

Wood effect LVT flooring. Staircase rising to first floor.

### Lounge – 5.60m x 4.10m (18'4" x 13'5")

uPVC double glazed windows to front and side. Radiator. Inset spotlights.

### Kitchen/Diner – 4.10m x 3.62m (13'5" x 11'11")

Range of matching wall and base units. Worktop surface areas. 1½ bowl sink unit with mixer tap over. Space for Range cooker, fridge/freezer and dishwasher. Inset spotlights. uPVC double glazed windows to the rear and side. Wood effect LVT flooring. Door to:

### Utility Room – 1.90m x 1.73m (6'3" x 5'8")

Plumbing for washing machine. Additional sink space. Combi boiler serving hot water and central heating system. Wood effect LVT flooring. uPVC double glazed window. uPVC double glazed door to rear garden.

### Bedroom 5/Study – 3.00m x 2.77m (9'10" x 9'1")

uPVC double glazed window. Radiator. Inset spotlights.

### Bathroom

Panelled bath. Separate shower cubicle. Low level w/c. Pedestal wash-hand basin with storage beneath. Obscure uPVC double glazed window. Partly tiled walls. Inset spotlights.

### Dining Room/Bedroom 6 – 4.25m x 3.00m (13'11" x 9'10")

uPVC double glazed window. Radiator. Inset spotlights.

### Staircase rising to first floor landing

Light and airy. Vaulted ceiling with exposed wooden beams. uPVC double glazed window facing the front. Inset spotlights. Doors off to:

### Master Bedroom – 4.95m x 4.10m (16'3" x 13'5")

uPVC double glazed window overlooking the front. Radiator. Door to:

### En-Suite Shower Room

Low level w/c. Pedestal wash-hand basin with storage beneath. Shower cubicle with fitted shower.

### Bedroom 2 – 4.57m x 4.12m (15'0" x 13'6")

uPVC double glazed window overlooking the front. Radiator.

### Bedroom 3 – 4.55m x 3.56m (14'11" x 11'8")

uPVC double glazed window overlooking the rear. Radiator.

### Bedroom 4 – 3.95m x 3.52m (13'0" x 11'7")

uPVC double glazed window overlooking the rear. Radiator.

### Bathroom

Panelled bath. Pedestal wash-hand basin with storage beneath. Low level w/c. Wooden effect flooring. Inset spotlights.

### Garage – 10.70m x 3.30m (35'1" x 10'10")

Electric door. Power and light.

### Outside

To the front of the property, wrought iron gates provide access to a driveway with electric charging point, leading on to a garage. The front garden is predominately laid to lawn with trees and shrubs with wrought iron surround.

To the rear of the property, there is a patio area leading on to a lawned garden with tree and shrubs and a fence surround. A courtesy door provides access to the garage.

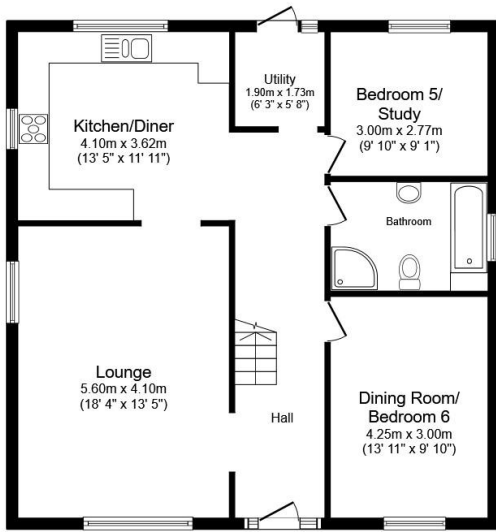
### Agent's Note

Council Tax Band: 'D' £2714.78 for 2026/27

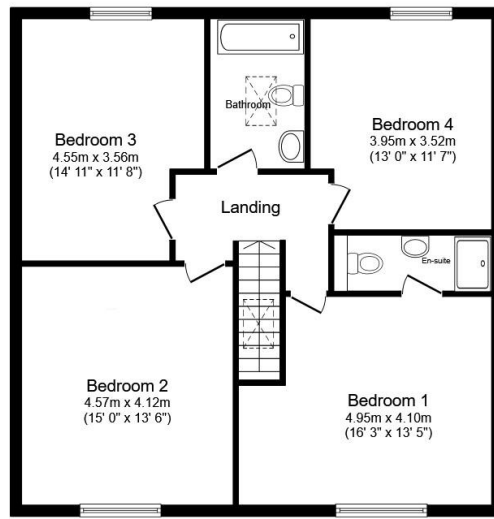
EPC Rating: 'C'

Long Term Flood Risk: Very Low

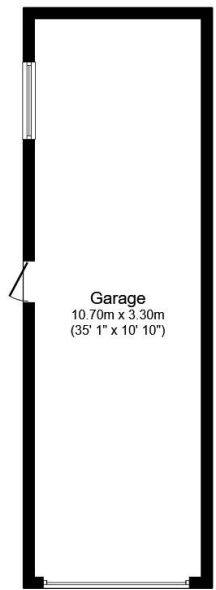




Ground Floor



First Floor



Garage

Total floor area: 201.2 sq.m. (2,166 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		85   B
69-80	C	75   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.