



## Milber, Newton Abbot

Ox Ox

ENERGY RATING  
N/A

- Barn-Style Garage
- Rare Opportunity
- Tucked-Away Location
- Freehold

**Guide Price:**  
**£50,000**  
FREEHOLD

# Garage, Villiers Avenue , Newton Abbot, TQ12 4AT

A rare opportunity to acquire a detached barn style garage offering approximately 31.3 square meters of internal space. The property is offered for sale freehold and will have a new title on completion. The garage occupies a tucked away position along a private track off Villiers Avenue in the well-established Milber area of Newton Abbot. In addition to the internal space the garage has an area approximately 4 meters wide and 5 meters deep in front of its double doors.

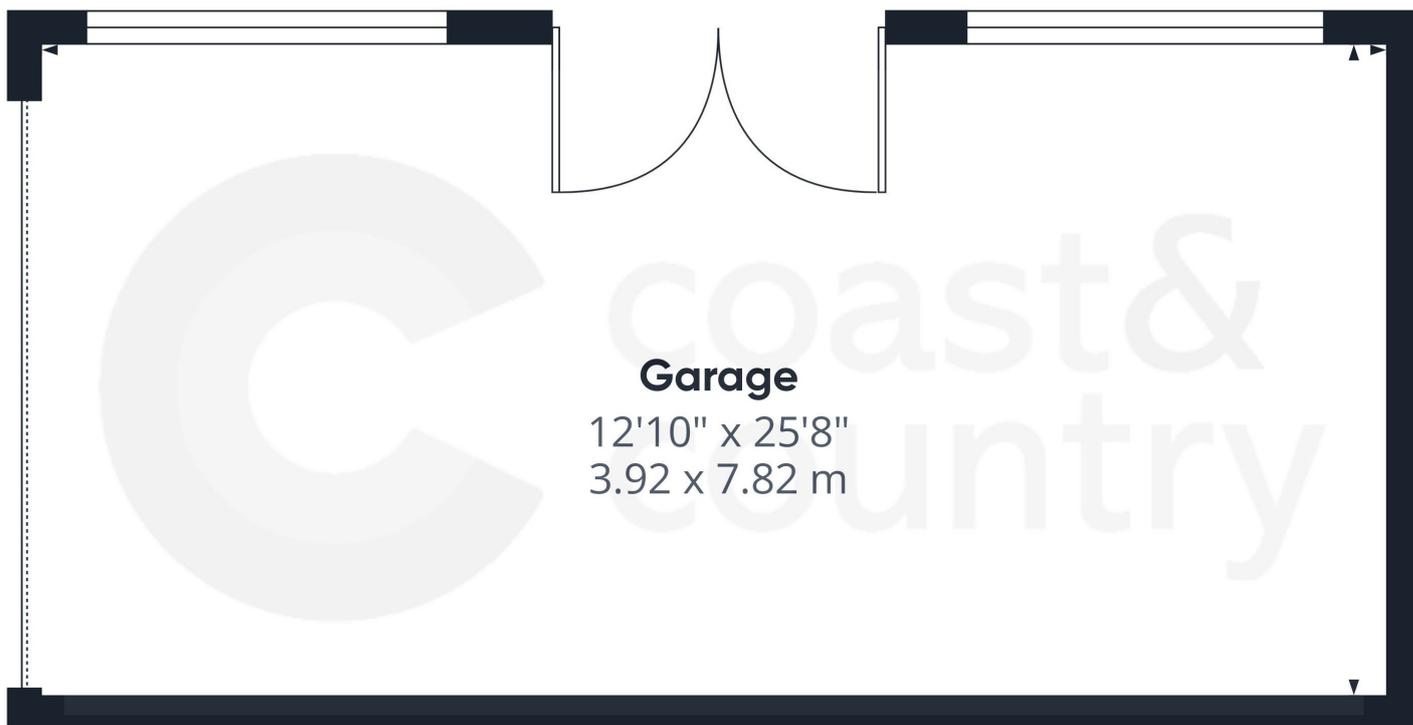
**Directions:** From the Penn Inn roundabout at Newton Abbott take the Combeinteignhead/Milber exit, continue straight ahead at the traffic lights up Shaldon Road and turn right into Twickenham Road, turn right again into Newtake Rise and Villiers Avenue is the first turning on the right hand side. Between numbers three and five Villiers Avenue there is a gate and gravelled driveway. Follow the gravelled driveway for a few hundred meters and the garage will be seen on the right hand side.

Viewings strictly by accompanied appointment.

## Services

There are currently no mains services connected to the property.

Approached via a long private drive between numbers 3 and 5 Villiers Avenue there is a gravelled driveway leading to the garage. This driveway is owned by a neighbouring property, and the owner of the garage will be required to make a small annual contribution for the upkeep of the driveway. Further details on request.



## Garage

12'10" x 25'8"  
3.92 x 7.82 m

### Approximate total area

337 ft<sup>2</sup>  
31.3 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.