



**SAMPLE
MILLS**

**George Street
Newton Abbot
Devon**

GUIDE PRICE
£75,000 - £95,000
FREEHOLD





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Devon**

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**SOLD VIA SECURE SALE ONLINE BIDDING.
TERMS & CONDITIONS APPLY. GUIDE PRICE
£75,000 - £95,000.**

A 2 bedroom end of terrace property situated just off the town centre providing easy access for all local amenities to include shops, schools, doctors, dentists, library, cinema, leisure centre and gyms, pubs and restaurants, A380, A38, M5 motorway, link road to Torbay/Exeter and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, lounge/diner and a kitchen. Upstairs there are 2 bedrooms and a bathroom.

The property has gardens to the front and rear.

The property is in complete need of renovation, and not suitable for first time buyers.



Entrance Hallway

Lounge/Dining Room – 7.10m x 3.40m (23'4" x 11'2")

Kitchen – 3.40m x 2.80m (11'2" x 9'2")

Base units. Sink. Windows. Door to rear.

Staircase to half landing

Bathroom – 3.40m x 2.80m (11'2" x 9'2")

3 piece suite. Window to rear. Cupboard.

Staircase to Landing

Storage cupboard.

Bedroom 1 – 4.50m x 3.40m (14'9" x 11'2")

Window looking over the front.

Bedroom 2 – 3.60m x 2.60m (11'10" x 8'6")

Window looking over rear garden.

Outside

The property has gardens to the front and rear.

Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

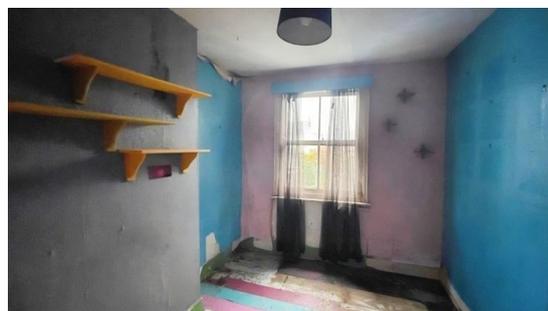
EPC Rating: 'G'

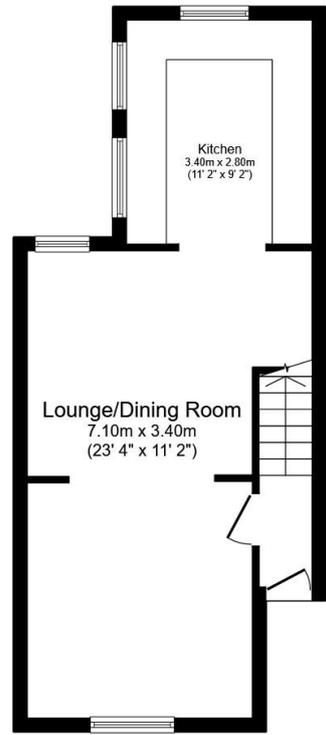
Long Term Flood Risk: Very Low

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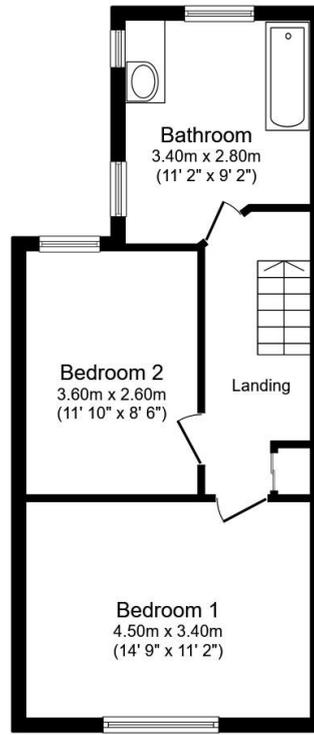
Auction Property

Fees Apply - £6,000 plus VAT on the purchase of this property, that are paid for by the Purchaser.





Ground Floor
Floor area 38.5 sq.m. (415 sq.ft.)



First Floor
Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 78.9 sq.m. (849 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		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 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.