

**SAMPLE
MILLS**



**Western Road
Newton Abbot
Devon**

£175,000
FREEHOLD





Western Road, Newton Abbot,
Devon

£175,000 freehold

An Edwardian terrace property situated close to the town centre just off the main road with easy access to all local facilities including shops, schools, public services, main rail line station to London Paddington and access for the A38, A380 and M5 motorway.

The property is situated in the popular part of town and is offered for sale in excellent decorative order and comprises entrance hallway with lounge/dining room and kitchen, 2 double bedrooms and a spacious family bathroom.

The property benefits from gas central heating with double glazing and viewing is highly recommended for those seeking an older style property.

The property also benefits from a rear courtyard garden.

Viewing is recommended.



uPVC double glazed door to:

Entrance Hallway

Gas meter. Single panelled radiator. Wooden box housing the consumer box. Staircase to landing. Door through to:

Lounge/Dining Room – 6.33m x 3.12m (20'9" x 10'3")

Lounge Area

uPVC double glazed window to the front. Single panelled radiator. Feature fireplace, wooden surround, mantle over, marble insert with living flame gas fire. TV point. Coving to ceiling.

Dining Area

uPVC double glazed window to the rear. Single panelled radiator.

Kitchen – 2.90m x 2.10m (9'6" x 6'11")

A range of fitted base units with wooden worktop surface areas. uPVC double glazed window to the rear and to the side. uPVC double glazed door providing access to the rear. Understairs storage. Concealed lighting. Single panelled radiator. Gas cooker point. Partly tiled walls. Space for electrical appliance.

Staircase to the half landing

Skylight window. Door off to:

Bathroom – 2.90m x 2.10m (9'6" x 6'11")

Comprising 3 piece suite. Panelled bath, shower screen, chrome mixer tap with shower mixer tap attachment over. Tiled walls. Single panelled radiator. Low level w/c. Wash-hand basin. Walk-in airing cupboard with an Ideal boiler. Obscure glazed window.

Steps up onto the landing

Access to loft area. Doors off to:

Bedroom 1 – 3.96m x 3.33m (13'0" x 10'11")

uPVC double glazed window looking over the front. Single panelled radiator. Coving to ceiling. TV point.

Bedroom 2 – 3.40m x 2.13m (11'2" x 7'0")

uPVC double glazed window to the rear. Single panelled radiator. Coving to ceiling.

Outside

The property benefits from a rear courtyard garden.

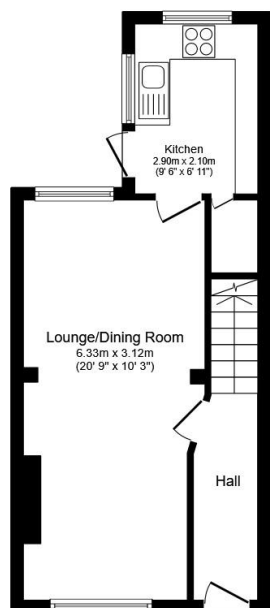
Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

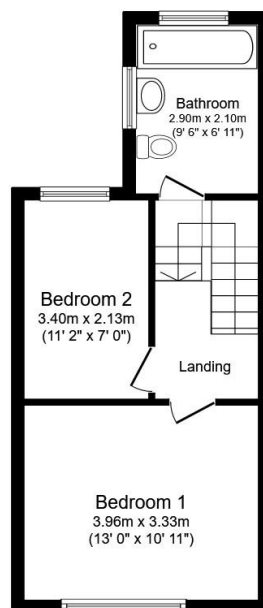
EPC Rating: TBC

Long Term Flood Risk: Very Low





Ground Floor
Floor area 33.6 m² (362 sq.ft.)



First Floor
Floor area 33.6 m² (362 sq.ft.)

TOTAL: 67.2 m² (724 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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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.