

22 Mile End Road, NEWTON ABBOT - TQ12 1RN

£385,000 Freehold

Three Bedrooms • South-East Facing rear Garden • Ample Living Space • Utility Room • Great Location • Two Bathrooms
• Family Room • Lounge • Dining Room • Bay Windows


chamberlains
the key to your home

Contact Us...

 **01626 365055**

 newtonsales@chamberlains.co

 **1 Bank Street**
Newton Abbot TQ12 2JL



Welcome to this stunning three-bedroom extended semi-detached house, offering a perfect blend of character and modern convenience. As you step into the property, you are greeted by a large hallway, providing a warm welcome and easy access to the downstairs accommodation. The charm of this home is evident from the original features, including the living room with a front aspect bay window, allowing natural light to flood the space and creating a bright and inviting atmosphere.

Continuing through the property, you will discover a family room that gracefully flows into the dining room, accentuated by skylights that add a touch of sophistication. The dining room further extends its allure with double opening doors that lead onto a rear deck, perfect for al fresco dining or enjoying a morning coffee in the fresh air. The kitchen is a chef's delight, boasting high gloss wall and base units, along with integrated appliances that elevate both style and functionality. For added convenience, there is a door connecting the kitchen to a utility room with a rear door to the garden, making household chores a breeze.

The practicality of the property shines through with a downstairs shower room equipped with a low-level WC, wash hand basin, and a shower, offering ease and comfort for both residents and guests alike. Moving upstairs, you will find two double bedrooms, one featuring a charming bay window that frames the outside scenery beautifully, enhancing the overall ambience of the room. Additionally, a single bedroom provides versatility for various living arrangements, whether as a guest room, home office, or personal retreat. The family bathroom completes the upper level, presenting a low-level WC, wash hand basin, and a bath with a shower over, catering to all your bathing needs with style and grace.

Situated in a desirable location, this property offers proximity to a range of amenities, market towns, and transportation links, ensuring that daily essentials and recreational activities are easily accessible.

In summary, this three-bedroom extended semi-detached house encapsulates the perfect combination of traditional charm and modern functionality. With its well-appointed living spaces and thoughtful design elements, this property presents an exceptional opportunity to create a home tailored to your unique lifestyle. In addition, the property boasts a high pitched roof and ample loft space, presenting the perfect canvas for potential conversion into additional living areas.

Lounge - 11'09 × 14'06 (3.35m x 3.96m)

Family/2nd Reception Room - 11'11 × 11'10 (3.35m x 3.35m)

Dining Room - 8'06 × 10'09 (2.44m x 3.05m)

Kitchen - 8'06 × 13'08 (2.44m × 3.96m)

Utility - 16'03 × 6'01 (4.88m x 1.83m)

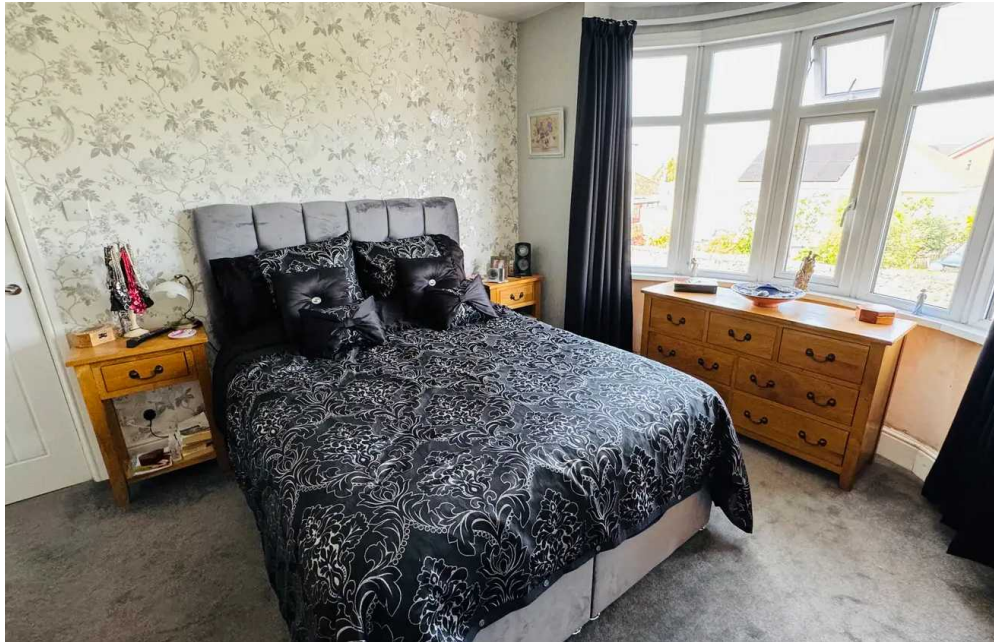
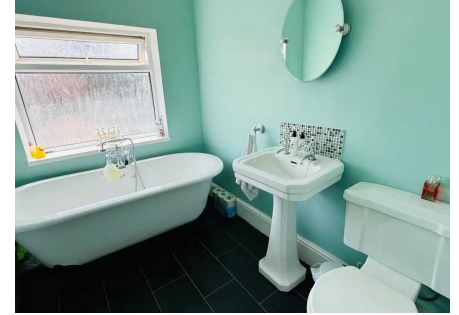
Shower Room - 6'07 × 5'10 (1.83m x 1.52m)

Hallway - 22'05 × 6'04 (6.71m x 1.83m)

Bedroom - 14'06 × 11'11 (4.27m x 3.35m)

Bedroom - 11'11 × 11'10 (3.35m x 3.35m)

Bedroom - 6'05 × 7'08 (1.83m x 2.13m)



Important Information

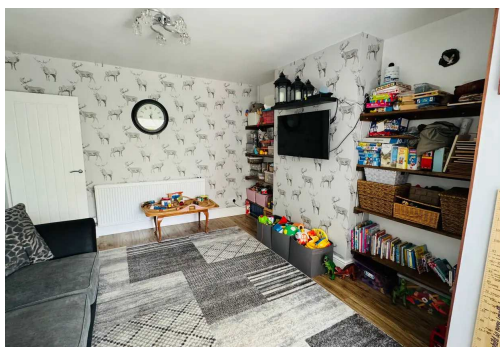
Broadband Speed Ultrafast 1000 Mbps
(According to OFCOM)

Teignbridge Council Tax Band D
(£2468 Per year)

EPC Rating D

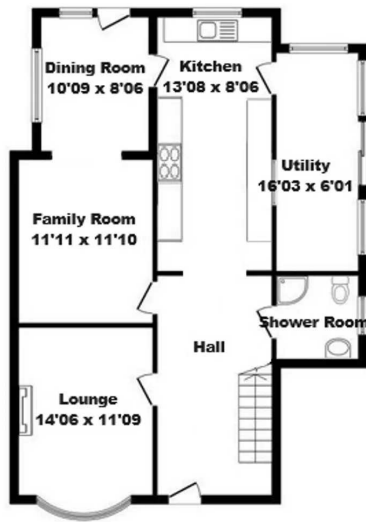
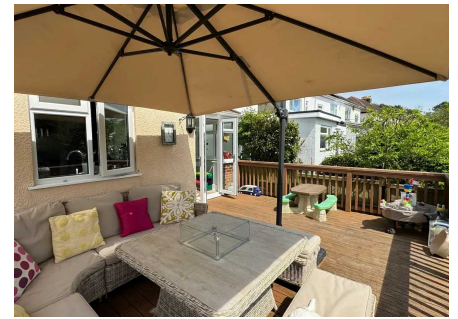
Mains Gas, Mains Electric, Mains
Water and Mains Sewerage

The property is freehold



Garden

The dining room features French doors opening onto a fantastic decked area, seamlessly integrating indoor and outdoor living, ideal for hosting gatherings or enjoying a peaceful evening under the stars. Step outside into the expansive garden, where a level lawn provides ample space for outdoor activities, complemented by a convenient path leading to a raised hot tub area, perfect for relaxation and unwinding after a long day. Two generously-sized sheds at the rear of the garden not only offer additional storage space but also provide the opportunity for creative pursuits with their individual fuse boxes, ideal for crafting or powering a hot tub. With the entire garden enclosed by timber fencing for privacy and security, the charming flowerbed running alongside adds a touch of natural beauty to this tranquil oasis, completing the perfect outdoor retreat.

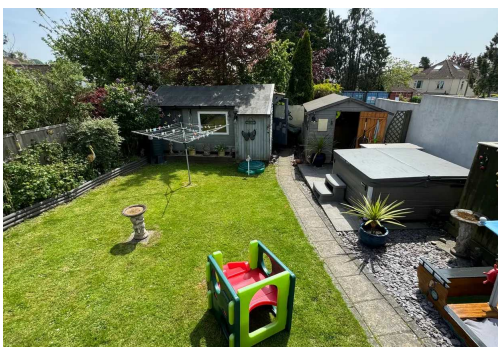


Ground Floor



First Floor

- Three Bedrooms
- South-East Facing rear Garden
- Ample Living Space
- Utility Room
- Great Location
- Two Bathrooms
- Family Room
- Lounge
- Dining Room
- Bay Windows



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	