



Milber, Newton Abbot

- Mature Semi-Detached House
- 3 Bedrooms
- 2 Separate Reception Rooms
- Modern Fitted Kitchen
- Double Glazed Conservatory
- Driveway & Garage
- Enclosed Gardens & Summerhouse
- No Upward Chain

Asking Price:

£235,000

Freehold

EPC RATING: D64

16 Lime Tree Walk, Newton Abbot, TQ12 4LF - Draft

A mature semi-detached family home located in the well-established and popular area of Milber. Enjoying some lovely open views from the rear, the house occupies a plot with front and rear gardens and a garage providing parking. Within the rear garden is a good sized timber summer house/ chalet with power connected.

Newton Abbot town centre with its extensive range of amenities is around a mile away with the A380 link road to Torbay and Exeter within easy reach.

Accommodation: The well-presented accommodation has a roomy feel with the entrance hallway having a turning staircase to the first floor with windows on 2 aspects providing natural light. Off the hallway is a useful cloakroom with WC and basin. The lounge has 2 windows overlooking the rear, stripped timber floor and chimney breast with contemporary inset gas stove/fire. A separate dining room overlooks the front with decorative period-style fireplace. A well-planned kitchen features modern cabinets and an integrated oven, hob and hood and off the kitchen is a uPVC frame double glazed conservatory with patio doors to the rear garden.

On the first floor are 3 well-proportioned bedrooms and a family bathroom with a stylish, up-to-the-minute white suite, shower over the bath, coordinating tiling and a heated towel rail.

Gardens: Enclosed plot with front and rear gardens, the rear mainly laid to lawn with good sized timber summerhouse/chalet with power and light connected.

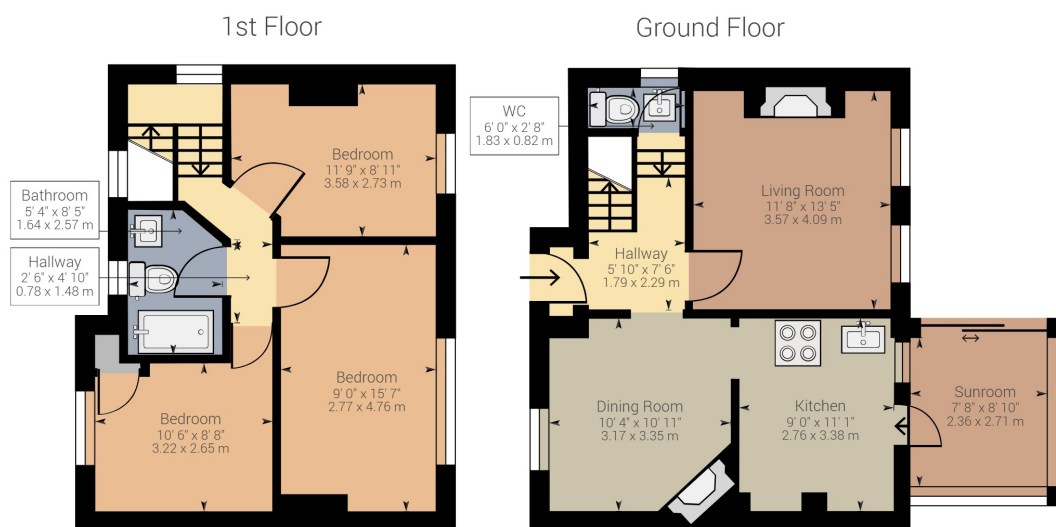
Parking: Garage with power and light.

Agents Notes

Council Tax Band: Currently Band C

Floor Plans - For Illustrative Purposes Only

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Approximate net internal area: 941.54 ft² / 87.47 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Penn Inn roundabout at Newton Abbot take the Milber exit. At the traffic lights turn right into St Marychurch Road. Turn right into Pinewood Road. Take the second left into Lime Tree Walk. The property can be found on the right hand side.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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