



DANIEL BUTTERWORTH



Audley Rise, Milber, Newton Abbot, TQ12 4JW

£299,500 Freehold

"A semi-detached house with a double garage located in the Milber area of Newton Abbot."

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This Semi-detached House is located in a cul-de-sac at Audley Rise in the Milber area of Newton Abbot, a convenient location for those needing ease of access to the A380 for Exeter and Torbay. The house sits in a slightly elevated position taking in views towards Newton Abbot and with Dartmoor behind. The house is centrally heated, double glazed and is offered for sale with NO ONWARD CHAIN.

Access to the house can be either from the front or more conveniently from the rear. Upon arrival there is a Double Garage which has two, up and over doors, power and light plus a covered car inspection pit for any car enthusiasts. A set of steps lead to the rear garden which is paved and offers a degree of privacy from the road. A path leads to the side and onto the front which has gated access and is mainly laid to lawn with mature trees.

The house is accessed by an entrance porch which has glazing and a door into the Living Room which is a decent size, overlooking the front and has a stone display fireplace with raised plinths to each side. A doorway opens through into the Kitchen / Dining Room which comprises a range of modern wall and base units, laminate flooring, electric hob and oven. There is ample space for a dining table plus there is a useful worktop in the corner, making an ideal workstation.

The first floor landing has access to the loft and an airing cupboard housing a newly fitted gas central heating combi boiler. Bedroom One, with its fitted wardrobes, faces the front of the house. Bedroom two faces the rear and has a built in wardrobe and adequate space for a double bed, whilst Bedroom Three is a fair size for a third bedroom on this style of property. The bathroom is equipped with a shower / bath, WC and wash hand basin.

FURTHER INFORMATION - Council tax band B. Water meter. Mobile coverage 3g & 4g depending on networks. According to BT OpenReach, "Superfast Broadband" is available here. Mains services- gas, water, electric, mains drainage.

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £175 from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee. Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Anti-Money Laundering regulations. These checks currently cost £30 per check which we request that you pay for.



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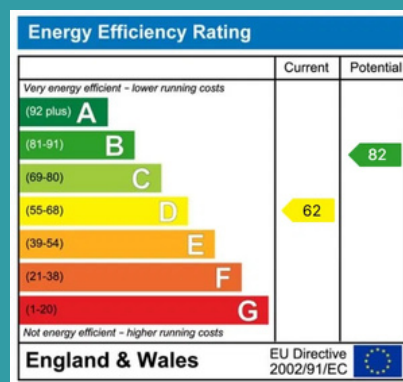
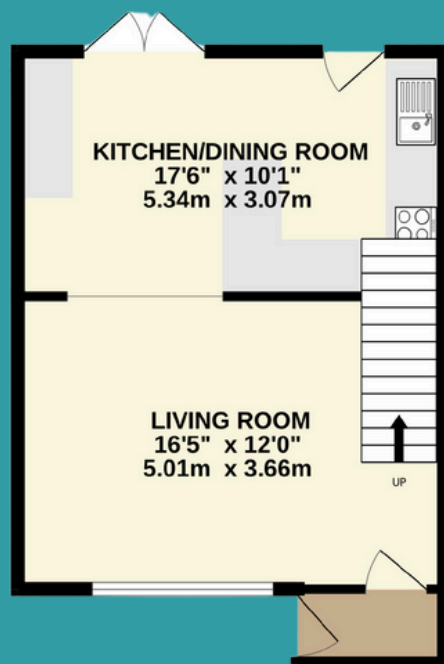
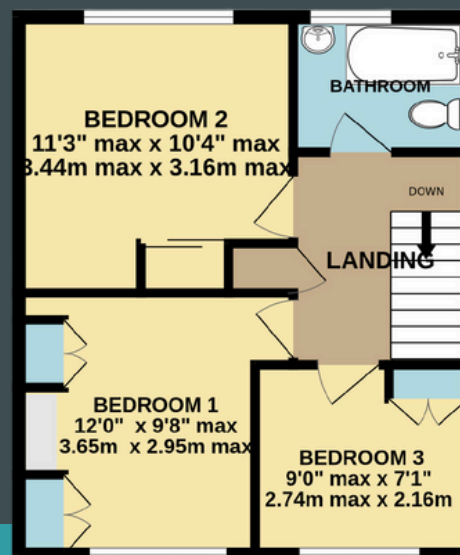
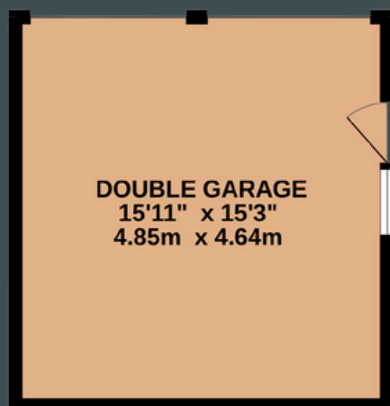
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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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