SAMPLE MILLS

Milton House
Church Road
Newton Abbot
Devon

£125,000
LEASEHOLD

Milton House, Church Road, Newton Abbot, Devon

£125,000 Leasehold

A 2 bedroom Warden controlled retirement property situated in the popular Milton House development occupying a level location and is sold with NO CHAIN.

The accommodation internally comprises communal entrance leading to entrance hallway, lounge with archway through to the kitchen, 2 double bedrooms both with built-in wardrobes and a wet room. The property has uPVC double glazing and electric heating.

The property has some very useful facilities for the Vendors, to include laundry room, guest room, communal lounge, attractive communal gardens and guest rooms as well for incoming visitors.

The property is situated just off the town centre offering a level location of Newton abbot and providing easy access for the town, shops and all other local facilities including bus routes, main rail line station to London Paddington, whilst also having easy access for the A380, A38 and M5 motorway. Forde Park, Decoy Park and Courtenay Park are all a short distance away.

There are parking facilities available for visitors and residents on a first come first served basis. There is also a House Manager at hand.

Viewing of this property is recommended for those seeking a retirement property.

Communal Entrance

Door with peep hole opening through to:

Entrance Hall

Emergency pull cord. Built-in shelved airing cupboard housing tank with meters and electric immersion.

Lounge – 5.00m x 3.20m (16'5" x 10'6")

Feature marble fireplace on hearth with mantle surround. TV point. Night storage heater. uPVC double glazed window overlooking the front enjoying distant views. Emergency pull cord. Archway through to:

Kitchen – 2.97m x 1.60m (9'9" x 5'3")
Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Space for fridge/freezer. Partly tiled walls. Vinyl floor covering.

Bedroom 1 – 4.95m x 2.64m (16'3" x 8'8")
A range of built-in wardrobes with bridging units over and bedside tables. Night storage heater. Wall light points. uPVC double glazed window enjoying similar views to the lounge. Emergency pull cord.

Bedroom 2 – 4.06m x 1.83m (13'4" x 6'0")
Night storage heater. Wall light points. Mirror fronted built-in wardrobe. Emergency pull cord. uPVC double glazed window to front aspect.

Wet Room and w/c
Walk-in shower area with screen. Low level w/c. Inset wash-hand basin with cupboard space below. Fully tiled walls. Hatch to roof space. Extractor fan. Electric wall heater. Strip light/shaver point.

Agent's Note

Council Tax Band: 'B'

EPC: 'C'

Flood Risk: Very Low

Tenure: Leasehold expiry date 25 March 2088

Ground Rent: £536.08 per year

Service Charge: £3757.32 per year

Bedroom 1
4.95m x 2.64m
(16' 3" x 8' 8")

Bedroom 2
4.06m x 1.83m
(13' 4" x 6' 0")

Lounge
5.00m x 3.20m
(16' 5" x 10' 6")

Hall

A/C

Kitchen
2.97m x 1.60m
(9' 9" x 5' 3")

Shower Room
2.62m x 1.63m
(8' 7" x 5' 4")

TOTAL: 52.8 m² (569 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

Score	Energy rating		Current	Potential
92+	A			
81-91	B			81 | B
69-80	C		78 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			