

**SAMPLE  
MILLS**



**Brunswick House  
Highweek Road  
Newton Abbot  
Devon**

**£125,000**  
LEASEHOLD





**Brunswick House, Highweek Road,  
Newton Abbot, Devon**

**£125,000 Leasehold**

A spacious purpose built second floor 2 bedroom flat sold with NO ONWARD CHAIN.

The property is situated just off the town centre within easy walking distance and provides access to all local amenities, shops, schools and the busy A38 and A380 expressways and the main rail line to London Paddington.

The accommodation comprises entrance hallway, lounge/dining room, kitchen, 2 good sized bedrooms and bathroom.

The property benefits from gas central heating, allocated parking and a block built store shed at the rear of the building.

Viewing of this property is recommended for those seeking a 2 bedroom property close to town, or ideally as an investment property, which is currently receiving 6% annual return.



## Communal Entrance Hall

Staircase leading up to second floor. Door to:

## Entrance Hallway

Single glazed window. Radiator. Telephone point. Storage cupboard with fitted shelving. Intercom system. Door to:

## Kitchen – 2.90m x 2.30m (9'6" x 7'7")

Single glazed window to front aspect. Range of fitted base units with worktop surface areas. Stainless steel sink unit with mixer tap over. Part tiled walls. Space for fridge/freezer. Further range of base units. Gas/electric cooker point. Plumbing for washing machine. Cupboard housing wall mounted Potterton combi boiler serving hot water and gas central heating and fitted shelving.

## Lounge/Diner – 4.90m x 4.19m (16'1" x 13'9")

Single glazed window to front aspect with Juliet balcony. TV point. Telephone point. Radiator.

## Inner Hallway

Access to loft area. Storage cupboard with fitted shelving.

## Bathroom – 3.50m x 1.70m (11'6" x 5'7")

3 Piece suite. Wood panelled bath with mixer tap and shower over. Low level w/c. Wash-hand basin. Obscure glazed window. Tiled walls. Radiator.

## Bedroom 1 – 3.59m x 2.51m (11'9" x 8'3")

Single glazed window to front aspect with views over the town. Further uPVC double glazed window to side aspect. Radiator. Built-in wardrobe with hanging rail and fitted shelving.

## Bedroom 2 – 3.54m x 1.60m (11'7" x 5'3")

Single glazed window to side aspect. Built-in wardrobe with hanging rail and fitted shelving. Radiator.

## Outside

Communal driveway leads up to an allocated parking space. There is a useful block built store shed at the rear of the building.

## Agents Note

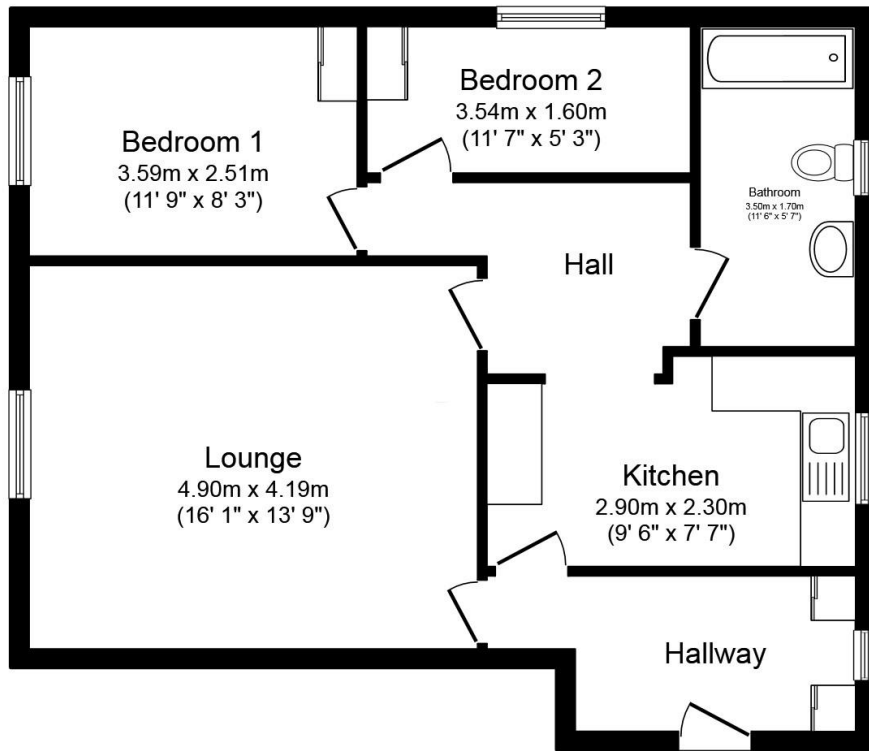
Council Tax Band: 'A' £1645.42 for 2024/25

EPC Rating: 'C'

Tenure: Leasehold 125 years from 1989

Maintenance and Ground Rent Charges: £350 per annum





## Floor Plan

Total floor area 64.1 sq.m. (690 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.