

**SAMPLE
MILLS**



**Forde Park
Newton Abbot
Devon**

£170,000

LEASEHOLD
(Share of Freehold)





Forde Park, Newton Abbot, Devon

**£170,000 Leasehold
(Share of Freehold)**

A converted Ground Floor Flat situated in the prominent area of Forde Park, close to all local amenities, to include Forde Park and Decoy Country Park, tennis courts, a short walk to the mainline rail link to London Paddington and all other local facilities a short distance away.

The property is sold with **NO CHAIN** and this period property, which was converted several years ago, offers spacious accommodation.

The accommodation comprises entrance vestibule, spacious entrance reception, lounge, kitchen, 2 double bedrooms and a 3 piece bathroom suite. The property has a small courtyard garden area and it also has an allocated parking space.

The property is ideal for those looking for a property close to all local amenities and within easy distance of the town centre.

Viewing of the property is highly recommended.



Arch wooden door through to:

Entrance Vestibule

Tiled floor. Steps up to the front. Storage cupboard. Arch window to the side. Door through to:

Entrance Reception Hallway

Single panelled radiator. Dado rail. Coving to ceiling. Smoke detector. Door opening onto:

Lounge – 4.80m x 3.30m (15'9" x 10'10")

Picture rail. Coving to ceiling. Arch window to the front. Recessed storage cupboard, wooden doors and shelving. Wooden effect flooring. Door off to:

Bathroom – 2.60m x 2.09m (8'6" x 6'10")

Comprising 3 piece suite. Vanity wash-hand basin. Low level WC. Fixed mirror. Chrome ladder radiator. Shower cubicle with power shower. Tiled walls. Wooden effect flooring.

Double doors opening onto:

Kitchen – 4.07m x 2.01m (13'4" x 6'7")

Range of fitted base units with rolled edge worktop surface area. Range of wall mounted cupboards. Fitted spot lamps. Extractor fan. Space for fridge/freezer. Wooden effect flooring. Double panelled radiator. Circular stainless steel drainer with mixer tap and circular drainer board over. Mosaic tiles on wall.

Door through to:

Inner Hallway

Doors off to:

Master Bedroom – 4.30m x 2.90m (14'1" x 9'6")

Recessed area. Double panelled radiator. Feature fireplace. Floor to ceiling feature window. Coving to ceiling. Picture rail.

Bedroom 2 – 4.30m x 2.80m (14'1" x 9'2")

Floor to ceiling sash window. Recessed areas. Fitted shelving. Dado rail. Coving to the ceiling.

OUTSIDE

The property has a small courtyard garden area plus an allocated parking space.

AGENTS NOTE

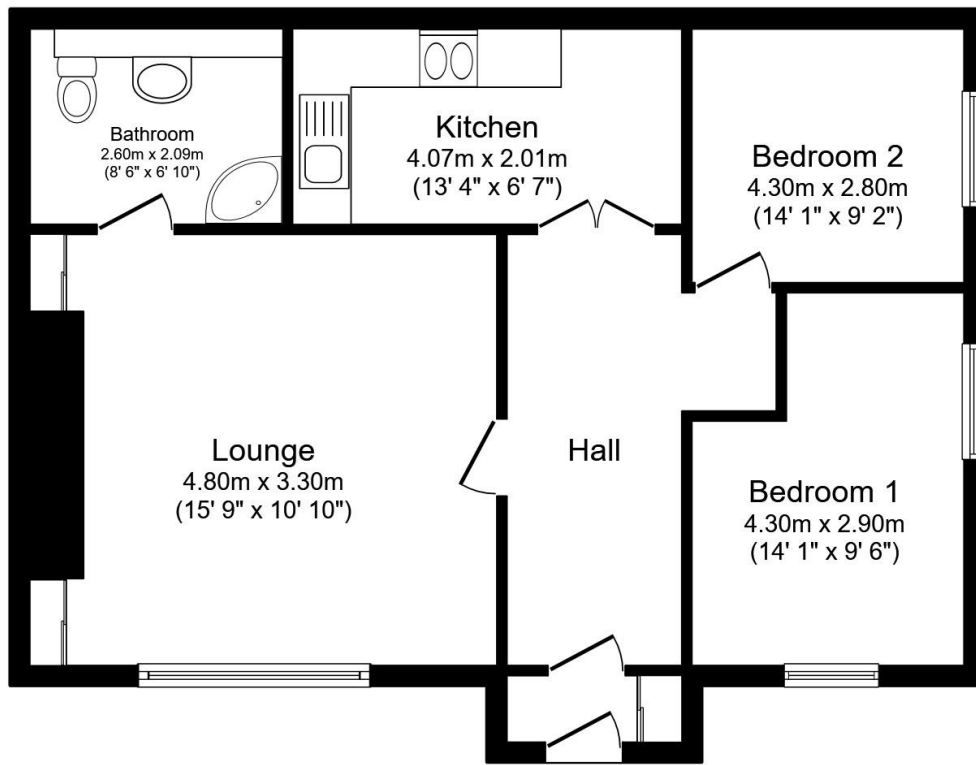
Council Tax Band: 'B' £1919.67 for 2024/25

EPC Rating: 'D'

Tenure: Leasehold 999 year Lease

Charges: £60 per month to include buildings insurance





Floor Plan

Total floor area 64.2 sq.m. (691 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.

S712 Ravensworth 0191 917 9331