

**SAMPLE
MILLS**



**Lime Tree Walk
Newton Abbot
Devon**

£185,000
LEASEHOLD





**Lime Tree Walk, Newton Abbot,
Devon**

£185,000 leasehold

This ground floor flat comprises an entrance hall, sitting room, kitchen, a wet room and 2 double bedrooms. The property also has gas central heating and uPVC double glazing, gardens to the front and rear, and off road parking.

Situated in the popular Milber area of Newton Abbot close to the woods and the link roads for Torbay and Exeter, plus bus services into Newton Abbot town centre with its further range of facilities and amenities.

Being offered with no chain, viewing is highly recommended.



uPVC half double glazed door opening through to

Entrance Hall

Circular window to front. Single panelled radiator. Laminate flooring. Built in shelved cupboard. Additional storage cupboard. uPVC half double glazed door providing access to the rear. Door opening through to

Sitting Room 4.67m x 2.92m (15'4" x 9'7")

TV point. Radiator. uPVC double glazed window to front aspect. Laminate flooring. Telephone point. Corner shelving. Coving to ceiling.

Kitchen 2.74m x 2.64m (9' x 8'8")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for further appliance. Single panelled radiator. Cupboard housing gas boiler for hot water and central heating system. Fully tiled walls. uPVC double glazed window to two aspects overlooking the front and side. Tiled floor.

Bedroom 1 3.56m x 3.25m (11'8" x 10'8")

Single panelled radiator. TV point. uPVC double glazed windows overlooking the side and rear enjoying distant countryside views from the rear.

Bedroom 2 3.43m x 2.92m (11'3" x 9'7")

Single panelled radiator. TV point. Telephone point. uPVC double glazed window overlooking the rear.

Wet Room

Walk in shower area with fitted shower. Inset wash hand basin with cupboard space below. Low level WC. Single panelled radiator. Fully tiled walls. Extractor fan. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property is an enclosed area laid to patio. There is a side path providing access to the rear.

To the rear of the property there is an area which is laid to decking, down to an area predominantly laid to patio where there is outside lighting, a built in barbeque, an area stocked with flowers, trees and bushes, and a garden shed. There is also a courtesy gate providing access to off road parking.

AGENT'S NOTE:

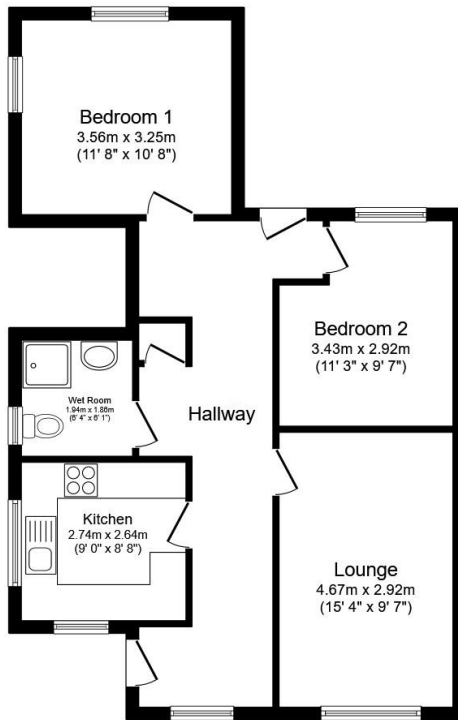
Lease: 999 years from 1 December 1995.
Peppercorn rent.
Maintenance costs 50/50 with 36b Lime Tree Walk.

Council Tax Band: 'A' £1645.42 for year 24/25

EPC rating: 'D'

Long term flood risk: Very low





Floor Plan

Floor area 63.2 m² (681 sq.ft.)

TOTAL: 63.2 m² (681 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.