

**SAMPLE  
MILLS**



**Seymour Road  
Knowles Hill  
Newton Abbot  
Devon**

**£120,000**  
LEASEHOLD





Seymour Road, Knowles Hill, Newton Abbot, Devon

**£120,000 Leasehold**

A modern purpose built 1 bedroom Ground Floor Flat located in a prime location of Newton Abbot providing easy access for all local facilities to include shops, schools, doctors, leisure centre, library, cinema, pubs and restaurants, the main rail line to London Paddington, A38, A380, M5 motorway and link road to Torbay.

The internal accommodation comprises an entrance hall, lounge with bay window overlooking the front and enjoying distant views over towards Newton Abbot, down over the racecourse and down towards the Estuary, kitchen, double bedroom and bathroom.

Further benefits include uPVC double glazing, electric heating and gardens to the front.



## Communal Entrance

Part glazed door opening through to:

## Entrance Hall

Electric wall heater. Door through to:

## Lounge – 13'9" x 11'6" (4.20m x 3.50m)

TV point. uPVC double glazed bay window overlooking the front and enjoying distant views over towards Newton Abbot, down over the racecourse and down towards the Estuary. Electric wall heater. Telephone point. Door through to:

## Inner Hall

Glazed door through to:

## Kitchen – 9'6" x 6'11" (2.90m x 2.10m)

Inset stainless steel 1½ bowl drainer sink unit with mixer taps. Fitted matching wall and base units. Electric cooker point with extractor fan above. Plumbing for washing machine. Space for fridge/freezer. Recess for further appliance. Partly tiled walls. Built-in airing cupboard housing the tank with electric immersion switch. Laminate flooring. uPVC double glazed window to the rear aspect.

## Double Bedroom – 13'1" x 8'2" (4.00m x 2.50m)

Electric wall heater. uPVC double glazed window overlooking the rear. Door back to the hall.

## Bathroom and WC – 6'3" x 5'11" (1.90m x 1.80m)

Panelled bath with hand rails and a fitted shower. Pedestal wash-hand basin. Low level WC. Heated towel rail. Partly tiled walls. Extractor fan. Laminate flooring. Strip light/shaver point.

## OUTSIDE

To the front of the property, is a garden stocked with various bushes, shrubs and plants. There is also a patio area and a further garden.

## AGENTS NOTE

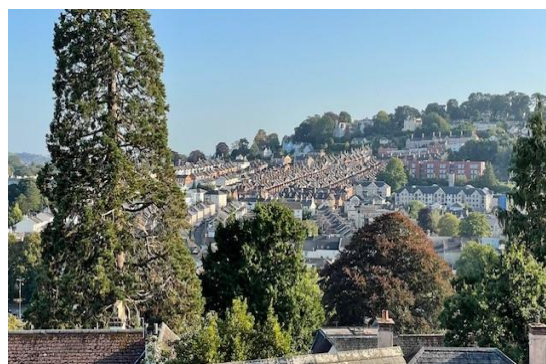
Council Tax Band: 'A' £1724.72 for 2025/26

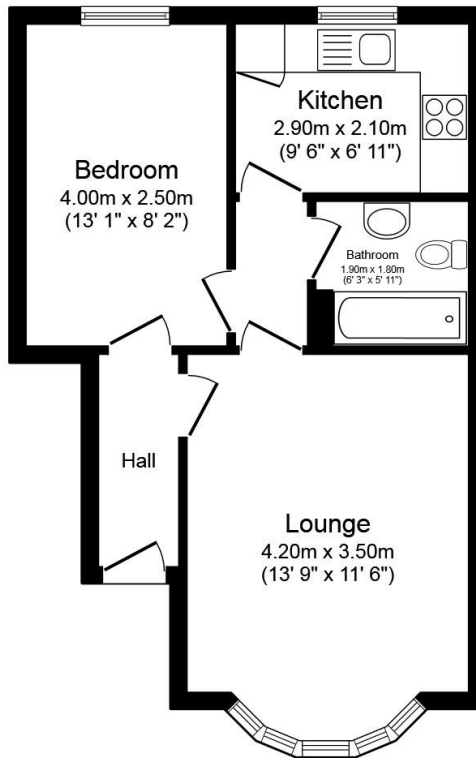
EPC Rating: 'E'

Long Term Flood Risk: Very Low

Tenure: Leasehold – 999 years from 2015

Maintenance Charge: 50/50





## Floor Plan

Total floor area 41.1 sq.m. (442 sq.ft.) approx

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	41   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.

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