

**SAMPLE
MILLS**



**D'arcy Court
Marsh Road
Newton Abbot
Devon**

£135,000
LEASEHOLD





D'arcy Court, Marsh Road, Newton Abbot, Devon

£135,000 Leasehold

A 1 bedroom First Floor Flat situated at the rear of D'arcy Court looking over the playing fields, the Recreational Trust and over towards Newton Abbot. The property is located within easy walking distance of the town centre where a good range of amenities can be found, the A380 to Exeter and the link road to Torbay, as well as mainline rail links to London/Paddington a short distance away.

The property comprises entrance hall with storage cupboard, lounge/dining room with double glazed door opening onto a balcony, kitchen with built-in oven and hob plus views over the playing fields, double bedroom with built-in wardrobe and again with similar views to the kitchen and lounge/diner, and shower room with a double shower cubicle.

Further benefits include night storage heating, emergency alarm pull cords, communal lounge and visitors parking.

Viewing of this property is highly recommended for those seeking a flat within easy walking distance of the town centre and close to the 'Rec' centre with squash and tennis courts together with other social facilities.



Communal Entrance

Door with peep hole opening through to:

Entrance Hall

Built-in shelved airing cupboard housing cylinder. Emergency pull cord. Cupboard housing the electric meter and fuse box. Door opening through to:

Lounge/Dining Room – 5.97m x 3.23m (19'7" x 10'7")

TV point. Night storage heater. Emergency pull cord. Coving to textured ceiling. Telephone point. Additional electric panelled heater. uPVC double glazed door with window to side opening onto the balcony overlooking the playing fields, the Recreational Trust and over towards Newton Abbot. Glazed double doors opening through to:



Kitchen – 2.31m x 2.29m (7'7" x 7'6")

Inset stainless steel single drainer sink unit. Range of matching wall and base units. Worktop surface areas. 4 ring electric hob with extractor hood above. Built-in electric oven. Space for fridge and freezer. Partly tiled walls. Electric wall heater. uPVC double glazed window overlooking the playing field, the Recreational Trust and over towards Newton Abbot. Emergency pull cord.



Double Bedroom – 4.34m x 2.74m (14'3" x 9'0")

Night storage heating. Double built-in wardrobe. uPVC double glazed window enjoying similar views to the lounge and the kitchen. Telephone point. Coving to textured ceiling.

Shower Room and W/C- 2.44m x 1.29m (8'0" x 4'3")

Double shower cubicle with fitted shower and sliding doors. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Extractor fan. Electric wall heater. Fully tiled effect walls for ease of maintenance.

Outside

There is visitors parking and communal grounds. In addition, this flat has a balcony overlooking the recreational grounds.



Agents Note

Council Tax Band: 'C' £2074.18 for 2023/24

EPC Rating: 'B'

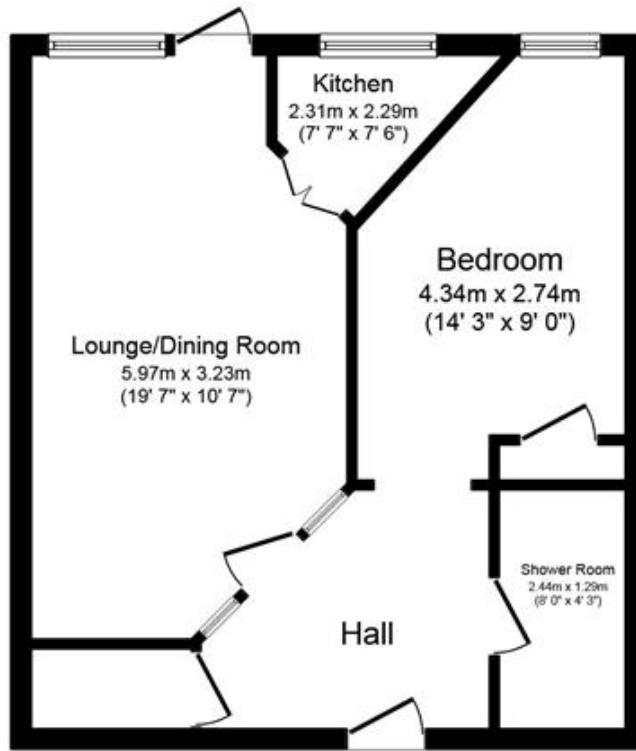
Leasehold: 125 years from 1999

Service charge: £2785.02 per annum

Ground Rent: £679.58 per annum

Age Restriction: Over 60s





Floor Plan

Total floor area 42.0 sq. m. (452 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	86 B	86 B
69-80	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.