



**SAMPLE
MILLS**

**Church Park
South Road
Wolborough Hill
Newton Abbot
Devon**

£280,000
LEASEHOLD





Church Park, South Road, Wolborough Hill,
Newton Abbot, Devon

£280,000 Leasehold

A ground floor spacious 2 bedroom Apartment situated in the prestige area of Wolborough Hill set in immaculately maintained Mediterranean style gardens. Stepping down from road level, one is immediately aware of the peace and tranquility. The two balconies have some outstanding views over the surrounding countryside of Wolborough Hill towards Decoy and over.

The property is being sold with **NO CHAIN** and is approached via a gated security entrance with video link security cameras with steps leading down to the front door.

The internal accommodation has a spacious lounge/diner and a fully fitted kitchen, 2 spacious bedrooms, master with an en-suite shower room. The master bedroom has a feature balcony again, with outstanding views and outlook over the countryside, the second bedroom faces the front and there is a separate quality fitted guest bathroom.

Further benefits include 2 balconies, 1 off the main bedroom and 1 off the lounge, with outstanding views, gas central heating and double glazing. The property also has allocated parking at the top.

Viewing is highly recommended.



Storm Porch

uPVC double glazed door to:

Entrance Hallway

Solid wooden flooring. Smoke detector. Concealed lighting. Airing cupboard with consumer box, shelving and hanging rail. Door through to:

Lounge/Diner – 7.90m x 4.40m (25'11" x 14'5")

Spacious lounge/diner with bi-folding uPVC double glazed doors. Side patio door leading out into a small secluded courtyard garden and patio area with composite decking (there is room for a small patio set of 4 chairs and a table). Fantastic open outlook over the countryside towards Decoy woods and over Wolborough Hill. uPVC double glazed windows to either side. Two double panelled radiators. TV point. Concealed lighting. Built-in book shelving with storage cupboards. Coving to ceiling. Door through to:

Kitchen – 3.60m x 3.30m (11'10" x 10'10")

Incorporates a range of high gloss fitted base units. Granite worktop surface areas. Stainless steel drainer 1½ with mixer tap over. Granite hard standings. uPVC double glazed window looking over the front. Range of wall mounted cupboards. Built-in double oven and Neff 4 ring hob with stainless steel splash back and extractor fan over. Range of wall mounted display cabinets. Built-in fridge and freezer. Coving to ceiling. Storage cupboard. Double panelled radiator. Solid wood flooring.

Bedroom 1 – 4.10m x 3.70m (13'5" x 12'2")

uPVC double glazed windows and door onto balcony. Balcony with outlook and open views over the countryside towards Decoy woods and over Wolborough Hill. Coving to ceiling. Range of triple aspect built-in wardrobes with hanging rails and shelving. Double panelled radiator. Door through to:

En-Suite Shower Room – 2.44m x 2.02m (8'0" x 6'7")

Semi-circular shower cubicle with fitted shower. Ladder radiator. Vanity wash-hand basin. Low level w/c. Extractor fan. Concealed lighting. Display light and mirror. Tiled flooring.

Bedroom 2 – 3.10m x 2.50m (10'2" x 8'2")

Double panelled radiator. Coving to ceiling. Built-in mirror fronted double wardrobes.

Bathroom – 2.44m x 1.68m (8'0" x 5'6")

Comprising 3 piece suite. 'P' shaped spa bath with mixer tap. Fitted power shower, chrome attachment over, shower screen. Low level w/c. Vanity wash-hand basin. Recessed mirror and light. Tiled walls. Tiled floor. Chrome fitted ladder radiator. Chrome attachments. Concealed lighting. Extractor fan.

Outside

The property is approached via a gated security entrance with video link security cameras and fully maintained Mediterranean style gardens. An located parking space. The property benefits from two balconies, one from the main lounge and the other to the main bedroom. Further features include patio garden to the side which is accessed off the lounge and has a garden shed and seating area.

Agent's Note

Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low

Tenure: Leasehold

Length of Lease: 999 years from 2014.

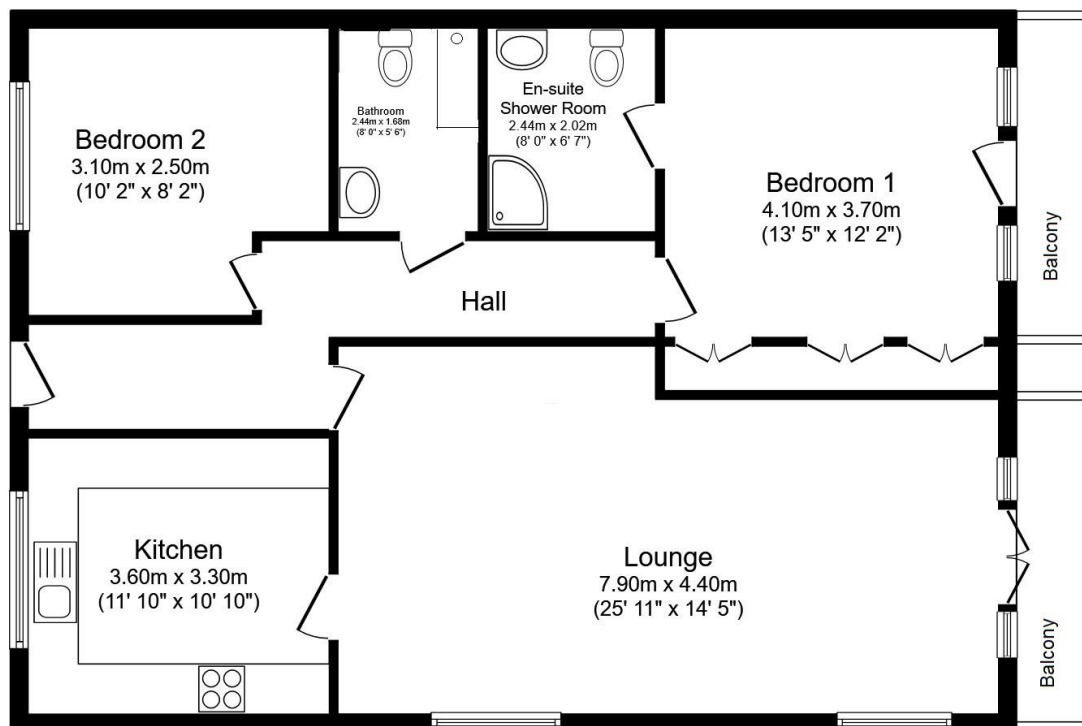
Maintenance Charge: £233.92 pm which is paid on a 25% basis of the overall fee.

(The lease stipulates that fees/charges should be paid at 17.5% for the 2 bedroom apartments with the duplex paying 32.5%, but there is a verbal agreement between the residents that they pay an equal amount given the building overall is shared equally, and the maintenance fee is only for external expenses and the buildings insurance.)

There is a Freehold management share in this property.

Property Management Company: Crown Property Management (contact: Steve Phipps)





Floor Plan
Floor area 95.1 sq.m. (1,024 sq.ft.)

Total floor area: 95.1 sq.m. (1,024 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



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	82 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.

S712 Ravensworth 0191 917 9331