



**SAMPLE
MILLS**

College Road
Wolborough Hill
Newton Abbot
Devon

£285,000
LEASEHOLD





College Road, Wolborough Hill, Newton Abbot, Devon

£285,000 Leasehold

Sample Mills are delighted to offer for sale this purpose built 2/3 bedroom flat situated at the end of College Road in Wolborough Hill with outstanding views over the fields, countryside, Decoy woods and over Wolborough Hill, and with easy access to all local amenities to include schools, shops, leisure centre, cinema, pubs and restaurants, library, doctors, dentists, A38, A380, M5 motorway, the link road to Torbay and the main rail line to London Paddington.

The accommodation internally comprises an entrance hall, lounge/diner, kitchen/breakfast room with doors leading onto the balcony with outstanding views over the rolling countryside towards Decoy woods and over the hills, 2 double bedrooms, master with en-suite shower room, again, patio doors leading onto the balcony with the same outstanding views as the lounge. There is also a further bathroom. A spiral staircase leads up to a large attic room/bedroom 3 with eaves storage plus a second attic room.

Further benefits include uPVC double glazing, gas central heating, communal gardens, a garage plus parking in front of the garage.

Viewing is highly recommended.



uPVC part double glazed door through to:

Entrance Hall

Radiator. Hard wood flooring. Spiral staircase rising to attic room. Coving to ceiling. Hive control for central heating. Security alarm panel. Door through to:

Lounge/Diner – 6.45m x 4.72m (21'2" x 15'6")

Two double panelled radiators. TV point. uPVC double glazed window to side. Hard wood flooring. Inset spotlights. uPVC double glazed double doors leading onto the balcony incorporating distant views over towards Kingskerswell and beyond. Door opening through to:

Kitchen/Breakfast Room – 4.06m x 3.15m (13'4" x 10'4")

1½ bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Built-in 4 ring electric Neff hob with extractor hood above. Built-in Neff microwave. Built-in Neff oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Hard wood flooring. Double panelled radiator. Worktop surfaces incorporating splash backs. uPVC double glazed window. The wall units have got concealed lighting. Coving to ceiling.

Bedroom 1 – 3.48m x 3.23m (11'5" x 10'7")

Double panelled radiator. uPVC double glazed door leading onto the balcony and enjoying similar views to the lounge. Coving to ceiling. Door to:

En-Suite – 2.03m x 1.87m (6'8" x 6'1")

Tiled shower cubicle with fitted shower. Low level w/c. Pedestal wash-hand basin. Fully tiled walls. Extractor fan. Inset spotlights. Heated towel rail. Tiled floor.

Bedroom 2 – 2.97m x 2.92m (9'9" x 9'7")

Double panelled radiator. uPVC double glazed window to front. Coving to ceiling.

Bathroom and W/C – 2.03m x 2.00m (6'8" x 6'7")

Panelled bath with fitted shower. Low level w/c. Pedestal wash-hand basin. Extractor fan. Fully tiled walls. Heated towel rail. Inset spotlights. Tiled floor.

From the entrance hall, a spiral staircase provides access up to:

Attic Room – 6.60m x 4.78m (21'8" x 15'8") Overall floor space, restricted head height

Double panelled radiator. Three double glazed Velux windows overlooking the side and rear and enjoying far reaching views over the countryside and over towards Kingskerswell and Torbay. Door through to the eaves storage. TV point. Door through to:

Attic Room 2 – 3.48m x 2.62m (11'5" x 8'7") Overall floor space, restricted head height

Double panelled radiator. Double glazed Velux window.

Garage – 5.05m x 3.43m (16'7" x 11'3")

Up and over door.

Outside

There are communal gardens and there is also a balcony from which again, similar views are obtained. There is also a garage.

Agents Note

Council Tax Band: 'D' £2587.09 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very low

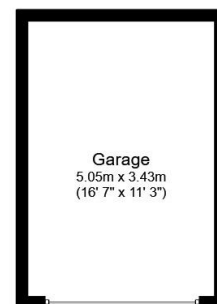
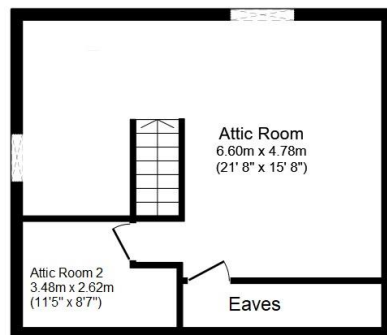
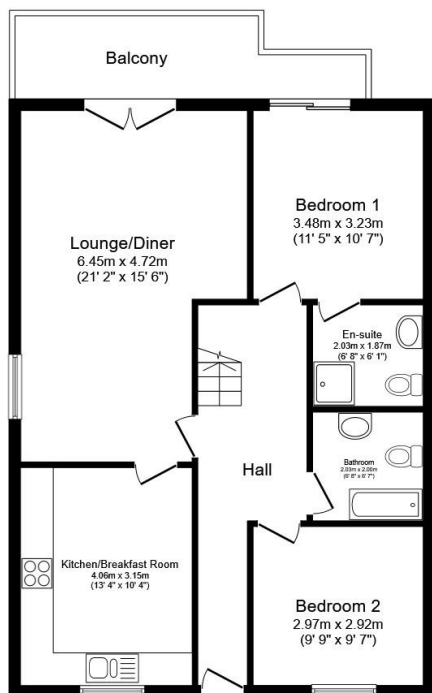
Tenure: Leasehold (25% Lease share)

Lease: 999 years from 1st January 2012

Management Company: Crown Property Management

Service Charge: £1750 per annum including buildings insurance, communal lighting etc





TOTAL: 129.5 m² (1,394 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	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.

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