

**SAMPLE
MILLS**



**Milton House
Church Road
Newton Abbot
Devon**

£125,000
LEASEHOLD





Milton House, Church Road, Newton Abbot, Devon

£125,000 Leasehold

A 2 bedroom Warden controlled retirement property situated in the popular Milton House development occupying a level location and is sold with NO CHAIN.

The accommodation internally comprises communal entrance leading to entrance hallway, lounge/dining room with feature fireplace and an archway through to the kitchen, 2 bedrooms, master with built-in wardrobes, and a bathroom. The property has uPVC double glazing and electric heating.

The property has some very useful facilities for the Vendors, to include laundry room, guest room, communal lounge, attractive communal gardens and guest rooms as well for incoming visitors.

The property is situated just off the town centre offering a level location of Newton abbot and providing easy access for the town, shops and all other local facilities including bus routes, main rail line station to London Paddington, whilst also having easy access for the A380, A38 and M5 motorway. Forde Park, Decoy Park and Courtenay Park are all a short distance away.

There are parking facilities available for visitors and residents on a first come first served basis. There is also a House Manager at hand.



Communal Entrance

Door with peep hole through to:

Entrance Hall

Intercom system and emergency pull cord. Walk-in airing cupboard housing the tank, electric meter and fuse board.

Lounge/Dining Room – 5.17m x 3.25m (17'0" x 10'8")

Feature marble fireplace on hearth with mantle surround. Night storage heater. uPVC double glazed window looking over the side garden. TV point. Three wall light points. Emergency pull cord. Archway through to:

Kitchen – 2.27m x 1.65m (7'5" x 5'5")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Space for fridge. Partly tiled walls. Extractor fan. Coving to ceiling.

Bedroom 1 – 3.43m x 2.86m (11'3" x 9'5")

Mirror fronted built-in wardrobes. Built-in drawers. uPVC double glazed window enjoying similar views to the lounge. Two wall light points. Emergency pull cord.

Bedroom 2 – 4.39m x 1.94m (14'5" x 6'4")

Night storage heater. Emergency pull cord. uPVC double glazed window. Two wall light points.

Bathroom

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Fully tiled walls. Electric wall heater. Extractor fan. Shaver point.

Outside

There are communal gardens.

Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low

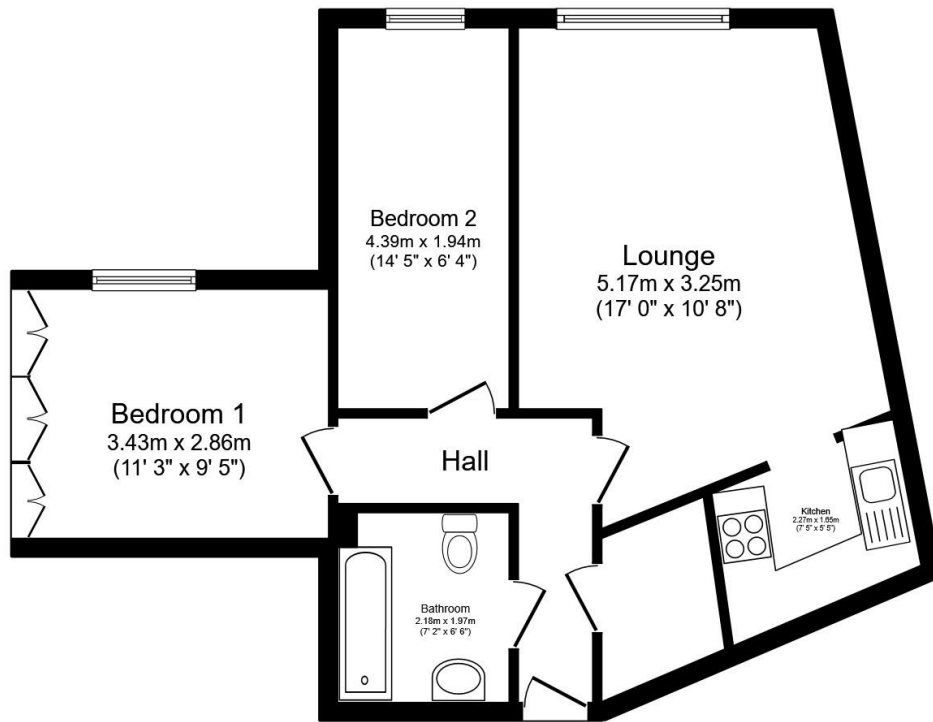
Tenure: Leasehold

Length of Lease: 125 years from 1989

Maintenance Charge: £313.11 per month

Ground Rent: £244.92 half yearly





Floor Plan
Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 55.3 sq.m. (595 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	81 B	83 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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