

# SAMPLE MILLS



The Old Telephone Exchange  
Queen Street  
Newton Abbot  
Devon

# £220,000

LEASEHOLD  
(1/6 share of Freehold)







The Old Telephone Exchange, Queen Street,  
Newton Abbot, Devon

## £220,000 Leasehold (1/6 share of Freehold)

A 'Docklands Style' first floor apartment offering stylish accommodation with spacious rooms and contemporary fittings. The double glazed and centrally heated property features an entrance hall with intercom system, open plan lounge/diner/kitchen with French doors leading to a balcony and a modern fitted kitchen with quality units and integrated appliances, 2 double bedrooms both with built-in wardrobes and a family bathroom.

Outside is a communal courtyard and allocated parking.

'The Old Telephone Exchange' is located just off the town centre making it convenient for all amenities to include shops, doctors, dentists, library, cinema, leisure centre and gyms, the main rail line to London Paddington, local parks, and easy access to the A380 to Torbay and Exeter.

Viewing is strongly recommended.



## Communal Entrance

Part glazed door opening through to:

## Entrance Hall

Radiator. Intercom system. Part laminate flooring. Glazed door opening through to:

## Open Plan Lounge/Kitchen Area

### Lounge/Diner – 7.49m x 4.78m (24'7" x 15'8")

Two radiators. TV point. Laminate flooring. Double glazed French doors onto a balcony. Two double glazed windows. Opening through to:

### Kitchen/Breakfast Area – 4.34m x 3.56m (14'3" x 11'8")

1½ bowl stainless steel sink unit. Fitted matching wall and base units. Work top surface areas incorporating splash backs and drainer for sink. Built-in 5 ring gas hob with extractor hob above and electric oven beneath. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Breakfast bar. Laminate flooring. Partly tiled walls. Extractor fan. Double glazed window. Spotlight points.

### Bedroom 1 – 4.24m x 2.82m (14'3" x 9'3")

Double glazed window. Built-in wardrobes. Laminate flooring. Radiator.

### Bedroom 2 – 3.30m x 2.95m (10'10" x 9'8")

Laminate flooring. Built-in wardrobes. Radiator. Double glazed window.

### Bathroom and w/c – 3.58m x 2.07m (11'9" x 8'9")

Panelled bath with fitted shower. Partly tiled walls. Low level w/c. Inset wash-hand basin, tiled splash back with cupboard space below. Double panelled radiator. Double glazed window. Hatch to the roof space. Inset spotlights.

## Outside

There is designated parking.

## Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'C'

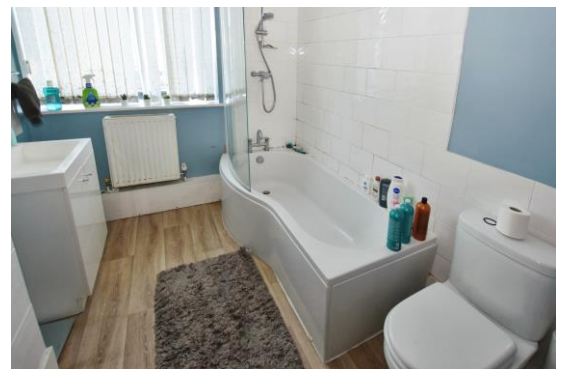
Tenure: Leasehold – 999 years from December 2005

Lease: 1/6 share of Freehold

(The freehold is owned by a Limited Company of which the 6 flat owners are equal shareholders)

Service Charge: £1970 for 2022/23

Ground Rent: £0





**Floor Plan**

Total floor area 92.2 m<sup>2</sup> (993 sq.ft.) approx

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	77   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.