

**SAMPLE  
MILLS**



**D'arcy Court  
Marsh Road  
Newton Abbot  
Devon  
TQ12 2AP**

**£190,000**

LEASEHOLD





D'arcy Court, Marsh Road, Newton  
Abbot, Devon TQ12 2AP

**£190,000 Leasehold**

Forming part of this retirement complex close to all amenities in a level position in town close to doctors, dentists, parks and bus routes to nearby towns and villages, together with a walk into the town. The A380 to Exeter and the link road to Torbay, as well as mainline rail links to London/Paddington is a short distance away.

A communal entrance hall, 2 double bedrooms, lounge/diner, fitted kitchen, bathroom and w/c. Other features include emergency alarm pull cords, night storage heating, double glazing, communal gardens and facilities.

The property is being sold with **NO CHAIN**.

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

Night storage heater. Emergency pull cord. Coving to ceiling. Built-in shelved airing cupboard housing the tank with electric light. Additional built-in shelved storage cupboard housing the electric meter. Glazed door opening through to:

## Lounge/Diner – 8.03m x 3.18m (26'4" x 10'5")

Feature marble fireplace on matching hearth with mantle surround. Night storage heater. TV point. Telephone point. Coving to textured ceiling. Emergency pull cord. uPVC double glazed door providing access to the communal garden. Glazed double doors providing access to:

## Kitchen – 2.26m x 2.18m (7'5" x 7'2")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob. Built-in electric oven. Space for fridge/freezer. Partly tiled walls. uPVC double glazed window overlooking the rear gardens. Electric wall heater.

## Bedroom 1 – 4.72m x 2.79m (15'6" x 9'2")

Night storage heater. Emergency pull cord. Mirror fronted built-in wardrobe. Telephone point. uPVC double glazed window overlooking the garden. Coving to ceiling.

## Bedroom 2 – 4.72m x 2.77m (15'6" x 9'1")

Electric wall heater. Emergency pull cord. Coving to ceiling. uPVC double glazed window overlooking the rear gardens.

## Bathroom and w/c – 1.83m x 1.78m (6'0" x 5'10")

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

## Outside

There are communal gardens.

## Agent's Note

Council Tax Band: 'D' £2468.14 for 2024/25

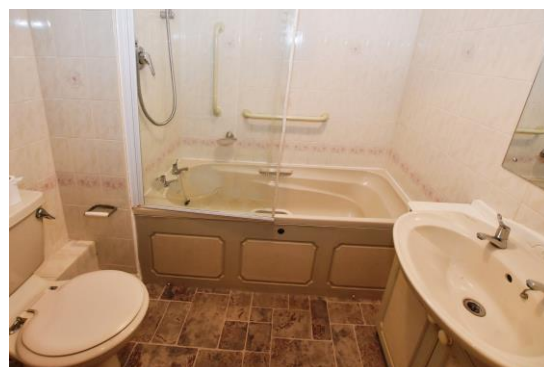
EPC Rating: 'C'

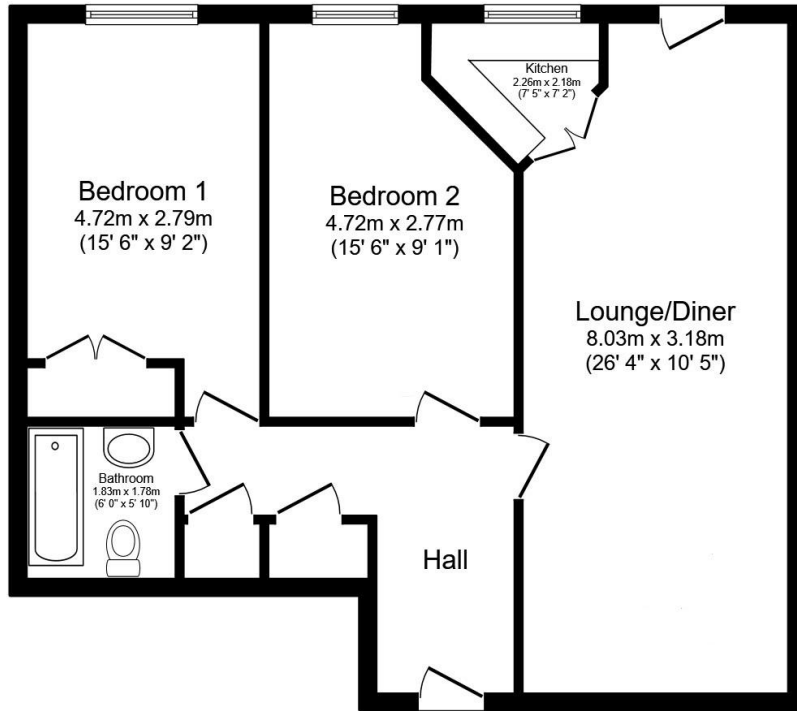
Leasehold: 125 years from 1<sup>st</sup> July 1999

Service charge: £2088.77 (01/03/24 to 31/08/24)

Ground Rent: £396.42 (01/09/24 to 28/02/25)

Age Restriction: Over 60s





### Floor Plan

Floor area 67.4 m<sup>2</sup> (725 sq.ft.)

TOTAL: 67.4 m<sup>2</sup> (725 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		
69-80	C	72   C	81   B
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.