

**SAMPLE
MILLS**



**Church Road
Newton Abbot
Devon**

£150,000
LEASEHOLD





Church Road, Newton Abbot, Devon

£150,000 leasehold

A purpose built, 2 bedroom, first floor apartment situated within close proximity to the town centre where a good range of amenities can be found, to include shops, primary and secondary schools, doctors surgery, etc, and Forde Park and Decoy Country Park just a short walk away.

The property would be ideal for first time buyers or as an income investment opportunity.

The internal accommodation comprises communal entrance, door through to the entrance hall, lounge/dining room, door off to kitchen, 2 bedrooms and a bathroom, and recently fitted carpets and some light fittings.

The property benefits from uPVC double glazing, night storage heating, a designated parking space and communal gardens.

An internal viewing is highly recommended if you are looking for a property close to all amenities.



Communal entrance

Door through to:

Entrance Hall

Walk in shelved airing cupboard housing tank. Night storage heater. Hatch to roof space. Door opening through to:

Lounge/Dining Room – 6.91m x 3.89m (22'8" x 12'9")

Night storage heater. TV point. uPVC double glazed windows to two aspects overlooking the front and enjoying distant countryside views. Telephone point. Coving to ceiling. Door opening through to:

Kitchen – 3.35m x 2.13m (11'0" x 7'0")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching base units with worktop surface areas. Additional tall shelved storage cupboard. Built in 4 ring electric hob with extractor hood above and electric oven beneath. Space for fridge. Plumbing for washing machine. Electric wall heater. uPVC double glazed window. Spotlight points. Partly tiled walls. Vinyl floor covering. Telephone point.

Bedroom 1 – 3.33m x 2.95m (10'11" x 9'8")

Electric wall heater. uPVC double glazed window.

Bedroom 2 – 2.26m x 2.01m (7'5" x 6'7")

Electric wall heater. uPVC double glazed window.

Bathroom – 2.26m x 2.13m (7'5" x 7'0")

Panelled bath with fitted shower and tiled surround. Pedestal wash hand basin with tiled splash back. Low level WC. Heated towel rail. Strip light/shaver point. Extractor fan.

OUTSIDE

There are communal gardens and designated parking for 1 vehicle.

Agents Note

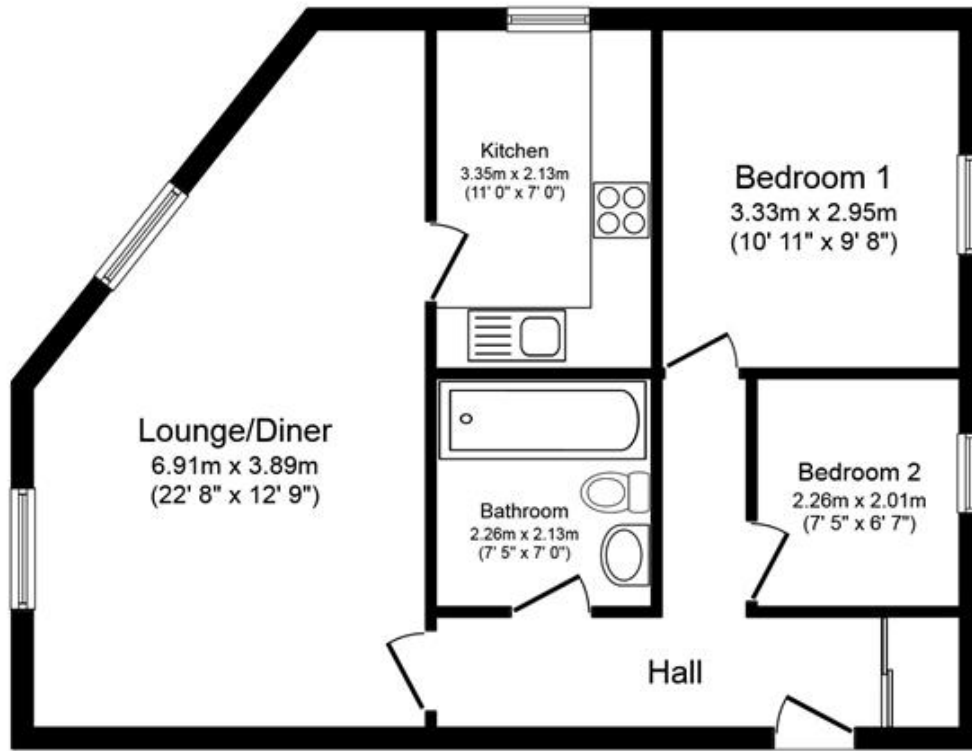
Council Tax Band: 'B' £1919.67 for 2024/25

EPC Rating: 'D'

Tenure: Leasehold 999 years from 1990

Maintenance Charge: £786.96 per annum





Floor Plan

Total floor area 58.3 sq. m. (628 sq. ft.) approx

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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.