

**SAMPLE  
MILLS**



**Abbotsbury Road  
Abbotsbury  
Newton Abbot  
Devon**

**£160,000**  
LEASEHOLD





Abbotsbury Road, Abbotsbury, Newton Abbot, Devon

## £160,000 Leasehold

A light and airy 2 double bedroom converted Victorian Ground Floor Flat being sold with **NO CHAIN** and vacant possession. The property is situated just off the town centre with easy access to all local amenities including doctors, hospital, dentists, primary and secondary schools, leisure centre, shops, library, cinema, pubs and restaurants, race course, A38, A380 to Exeter and Torbay, and the mail rail line to London Paddington.

The property boasts many original features throughout including high ceilings, decorative coving, original fireplace in the master bedroom, etc. The spacious accommodation has been upgraded internally and comprises a large lounge with feature bay window, a large master bedroom with built-in wardrobes and original fireplace, modern kitchen/dining area, inner hallway with a 4 piece bathroom suite off and a separate double bedroom at the rear.

The property also benefits from off road parking at the rear which is a major selling point in this area, a rear courtyard area plus front garden with shared path leading up to the front door.

Further features include uPVC double glazing and gas central heating.

Viewing is highly recommended.



## Entrance Reception

Door leading onto:

## Entrance Hall

Laminate flooring. Single panelled radiator. Coving to ceiling. Spot lamps. Recessed area with wooden panelling. Understairs storage area. Smoke detector. Door through to:

## Lounge – 4.50m x 4.40m (14'9" x 14'5")

Feature uPVC double glazed bay windows tilt and turn. Fire exit. Feature fireplace with surround, hearth, mantle over, electric fire and recess either side. Picture rail. Coving to ceiling. Spot lamp. TV point. Double panelled radiator.

## Bedroom 1 – 3.80m x 3.70m (12'6" x 12'2")

Feature original fireplace with wooden surround, insert with mantle over. Laminate flooring. Dado rail. Coving to the ceiling. Double panelled radiator. uPVC double glazed tilt and turn window. Fire exit. Built-in triple aspect wardrobes with drawers, hanging rails and shelving. A further recess has a built-in chest of drawers.

## Kitchen – 3.40m x 3.00m (11'2" x 9'10")

A range of modern fitted base units with wooden effect worktop surface areas. Built-in stainless steel single oven. 4 ring hob. Stainless steel extractor fan over. Range of matching wall mounted cupboards. Stainless steel circular bowl drainer with taps over. Recessed areas. Built-in storage cupboards. Combi Baxi boiler serving hot water and central heating. Further recessed area with tiling and space for fridge/freezer. Further built-in storage cupboard. Recessed shelving. Coving to textured ceiling. Spot lamps. Vinyl effect flooring.

## Inner Hallway

Laminate flooring. Plumbing for washing machine. Stable door. Coat hooks. Smoke detector. uPVC double glazed tilt and turn window to the side.

## Bathroom

4 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Shower cubicle with fitted Mira shower. Fixed mirror. Tiled walls. Single panelled radiator. Coving to ceiling. Extractor fan. Circular light.

## Bedroom 2 – 3.20m x 2.60m (10'6" x 8'6")

uPVC double glazed piano window. Double glazed window to the side. Fitted shelving. Spot lamps. Laminated flooring.

## OUTSIDE

To the front of the property is a garden area and shared path leading up to the front door. To the rear of the property, there is a courtyard area, plus off road parking, accessed via a service lane which is a real bonus in this residential area.

## Agents Note

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

Tenure: Leasehold

Length of Lease: 199 years

Years left: 164

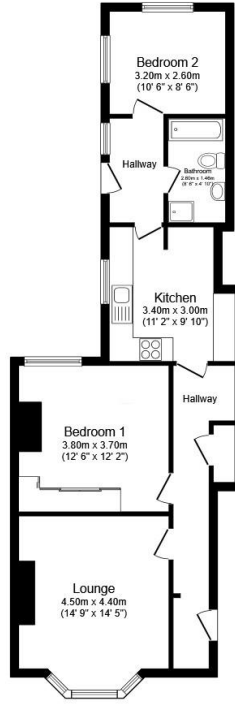
Ground Rent: £25.00 p/a

Maintenance Charge: 50% split between both flats

Buildings Insurance: 50% split between both flats

N.B. This is a Probate sale. Probate has been applied for.





**Floor Plan**  
 Floor area 66.1 m<sup>2</sup> (711 sq.ft.)

TOTAL: 66.1 m<sup>2</sup> (711 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



3 Bank Street  
 Newton Abbot  
 TQ12 2JL

**Tel: 01626 367018**  
 sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	66   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.