

**SAMPLE  
MILLS**



**Westhill House  
Jurys Corner Close  
Kingskerswell  
Newton Abbot  
Devon**

**£125,000**

LEASEHOLD  
SHARE OF FREEHOLD





Westhill House, Jurys Corner Close,  
Kingskerswell, Newton Abbot, Devon

## £125,000 Leasehold Share of freehold

A spacious Ground Floor Retirement Flat situated in the heart of the popular village of Kingskerswell providing easy access for all local amenities. The medical centre is a short distance away as well as local shops, Church, Public Houses, etc. The property also benefits from easy road links to the A380/A38 for Torbay, Exeter and beyond.

The light and airy internal accommodation comprises entrance hallway, newly fitted kitchen with built-in oven and hob, good sized lounge with far reaching views, large double bedroom with built-in bedroom furniture and an updated modern shower room.

Further benefits include a good sized mature communal garden plus residents' parking.

This property is being sold with **NO ONWARD CHAIN.**

Viewing is highly recommended.





uPVC double glazed door to:

### Communal Entrance Hallway

Staircase to:

### First Floor Landing

Door to:

### Entrance Hallway

Built-in cupboard. Doors off to:

### Kitchen – 3.30m x 3.10m (10'10" x 10'2")

Range of matching wall and base units. Worktop surface areas. Stainless steel sink unit with mixer tap over. Built-in hob, oven and cooker hood. Plumbing for washing machine. Space for further appliance. Coving to ceiling. Radiator. uPVC double glazed window.

### Lounge – 3.70m x 3.60m (12'2" x 11'10")

Good sized lounge. uPVC double glazed window enjoying far reaching views. Two radiators. Coving to ceiling.

### Double Bedroom – 5.30m x 3.40m (17'5" x 11'2")

Spacious room. Built-in bedroom furniture to include wardrobes, drawers, dressing table and bedside units with display shelving. uPVC double glazed window. Coving to ceiling. Radiator.

### Shower Room – 2.45m x 1.69m (8'0" x 5'7")

Updated shower room comprising shower cubicle with electric shower, shower screen and handrail. Vanity wash-hand basin. Low level w/c with handrail. Fully tiled walls. Medicine cabinet. Radiator. Obscure uPVC double glazed window. Coving to ceiling.

### Outside

There is a good sized mature communal garden to the side predominately laid to lawn with hedging, fence and shrubs. This is shared with the other two flat owners. There is also residents' parking on a first come first serve basis.

### Agents Note

Council Tax Band: 'A' £1580.91 for 2024/25

EPC Rating: 'D'

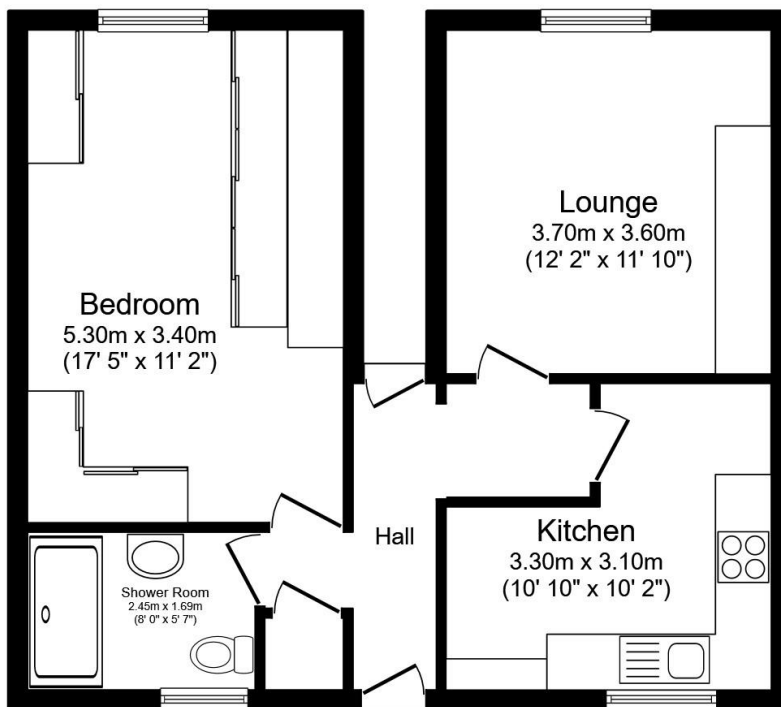
Tenure: Leasehold 99 years remaining.

Share of Freehold

Maintenance charge: £143.00 per month

Age Restriction: 59 years





## Floor Plan

Floor area 52.6 m<sup>2</sup> (566 sq.ft.)

TOTAL: 52.6 m<sup>2</sup> (566 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		
55-68	D	68   D	75   C
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.