

**SAMPLE
MILLS**



**Queens Gate
Queen Street
Newton Abbot
Devon**

£127,500
LEASEHOLD





Queens Gate, Queen Street, Newton Abbot, Devon

£127,500 Leasehold

Occupying this recent development situated just off the town centre, close to local amenities including shops, Courtenay and Forde park, doctors, dentists, schools, bus services, A380, link road to Torbay and the railway station serving nearby towns and villages.

The accommodation comprises a communal entrance leading to entrance hall, open plan living/kitchen area, double bedroom and bathroom and w/c.

The property also has gas central heating, double glazing, a roof terrace and allocated parking for one car.

The property would be ideal for first time buyer or investment opportunity.



Communal Entrance

Door opening through to:

Entrance Hall

Double panelled radiator. Fuse board. Vinyl floor covering, recently fitted. Door opening through to:

Open Plan Lounge/Dining Room/Kitchen 6.96m x 3.35m (22'10" x 11'0")

Lounge/Dining Area

Double panelled radiator. TV point. Virgin connection. Double glazed window to front. Power points with USB.

Kitchen Area

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for further appliance. Tiled floor. Extractor fan. Spotlight points.

Double Bedroom – 3.73m x 3.48m (12'3" x 11'5")

Double panelled radiator. Double glazed windows to two aspects overlooking the front. Gas boiler for hot water and central heating system.

Bathroom – 2.36m x 1.76m (7'9" x 5'9")

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Partly tiled walls. Inset spotlights. Extractor fan. Tiled floor.

Outside

There is a roof terrace and allocated parking for one car.

Agent's Note

Council Tax Band: 'A' £1724.73 for 2025/26

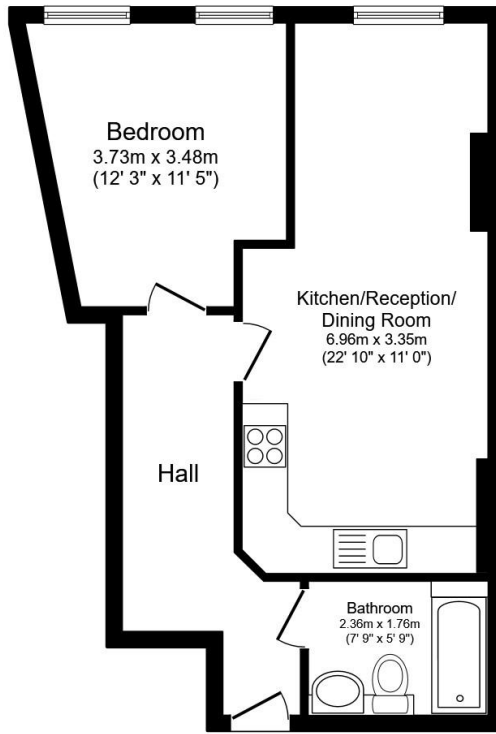
EPC Rating: 'C'

Long Term Flood Risk: Very Low

Tenure: Leasehold – 999 years from 2019

Maintenance Charge: £812 every 6 months including ground rent and buildings insurance.





Floor Plan

Floor area 45.7 sq.m. (491 sq.ft.)

Total floor area: 45.7 sq.m. (491 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	77 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.