



A large photograph showing the front of a two-story house. The house has a white facade with a blue front door and a white bay window. A red brick section is visible on the left. A paved driveway leads to a white garage door on the right. A red banner is overlaid on the top left.

**SAMPLE
MILLS**

**Broadmeade Court
Forde Park
Newton Abbot**

£260,000
FREEHOLD





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Forde Park
Newton Abbot**

£260,000 freehold

A rather unique property being one of 16, built in this sought after development on the edge of Forde Park.

The property is situated within easy access of all local amenities, including shops, supermarkets, doctors surgeries, schools, leisure facilities etc, as well as the railway station being a short walk away, and easy driving access for the A380/Link Road.

The spacious internal accommodation includes a large lounge/diner, kitchen and utility/shower room with access on to the attached garage with electric up and over door.

On the first floor there are 3 bedrooms and a family bathroom. There is potential to create a 4th bedroom if required, subject to the necessary planning consents.

The rear garden is laid to paved patio making it easy maintenance.

The property is in need of some updating works and is being sold with NO ONWARD CHAIN. An early viewing is highly recommended.



Double glazed door leading into

Entrance Vestibule

Stained glass door and windows onto

Entrance Hall

Understairs storage. Consumer box. Large walk in storage cupboard. Coved ceiling. Smoke detector. Wall mounted Economy 7 heater with mantel over. Staircase rising to the first floor with a stairlift. Double doors opening onto the Lounge. Door to Kitchen. Further door off to

Downstairs Cloakroom

Low level WC. Wash hand basin. Double glazed window. Fixed mirror. Shelving.

Lounge

Semi circular uPVC cross beaded double glazed window to front aspect. Coved ceiling. Feature fireplace with tiled insert, hearth and mantel over. Arch through to

Dining area

2 x wall mounted Economy 7 heaters. Serving hatch to kitchen. uPVC cross beaded double glazed window overlooking the rear garden. uPVC double glazed door to

Shower Room/Utility Room

Stainless steel sink drainer unit. Original base units. Part tiled walls. Electric wall mounted heater. Shower cubicle. uPVC cross beaded double glazed window. Wall mounted Economy 7 heater. Door giving access to the Garage.

Kitchen

Accessed from the Entrance Hall. Range of fitted base units with worktop surface areas over. Stainless steel sink drainer unit with taps over. Part tiled walls. Built in oven and hob. Fitted shelving. uPVC double glazed window to the rear aspect. uPVC double glazed door leading onto the rear garden.

FIRST FLOOR

Landing

Coved ceiling. Smoke detector. Access to loft space. Wall mounted Economy 7 heater with shelving over. Airing cupboard with hot water tank and fitted shelving and timer control unit.

Bedroom 1

uPVC cross beaded double glazed windows to front and side aspects with wooden shutters. Built in double mirrored wardrobes and storage cupboards over. Fitted bedside units. Radiator. Coved ceiling. Built in storage cupboard with shelving. 2 light fittings.

Bedroom 2

uPVC cross beaded double glazed window to rear aspect. Coved ceiling. Circular light.

Bedroom 3

uPVC cross beaded double glazed window to front aspect. Coved ceiling. Circular light.

Bathroom

Raised shower cubicle. Vanity wash hand basin. Low level WC. Wall mounted Economy 7 heater. Part tiled walls. Shaver light and socket. Wall mounted medicine cabinet. uPVC cross beaded double glazed window to rear.

OUTSIDE

The property is approached via a private driveway. The rear garden is laid to paved patio.

Attached Garage

Electric up and over door. Window to side. Power, light and fitted shelving. Water tap.

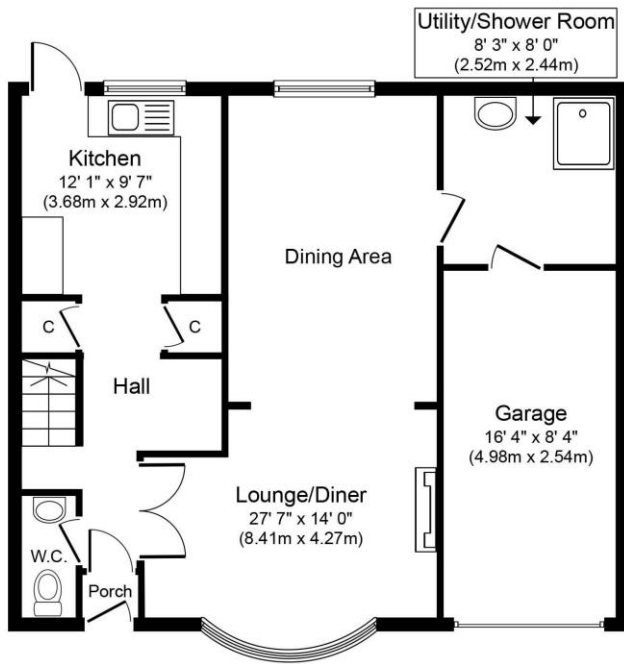
AGENTS NOTE:

There is a maintenance charge of £320.00 p/a for the upkeep of the communal grounds.

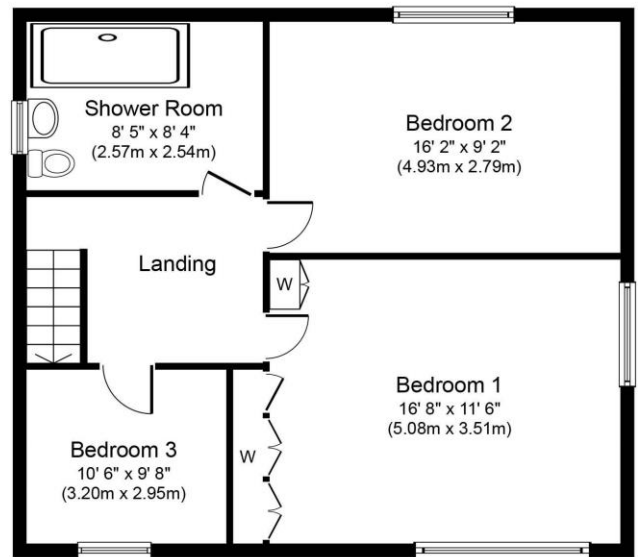
The Freeholder of each property each owns 1 share of the Management Company.

Council Tax Band 'D' £1952.31. EPC rating: 'E'.





Ground Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)



First Floor
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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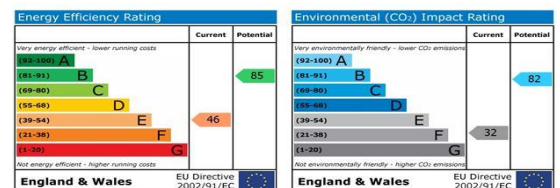
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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