

**SAMPLE
MILLS**



**Garston Avenue
Abbotsbury
Newton Abbot
Devon**

£185,000
FREEHOLD





**Garston Avenue, Abbotsbury,
Newton Abbot, Devon**

£185,000 freehold

An excellent opportunity to acquire a first floor converted spacious apartment offering 2 double bedrooms, lounge/dining room, kitchen/breakfast room, bathroom and a separate w/c.

The property also has gas central heating and some double glazing together with an enclosed garden to the rear with an outbuilding studio and off road parking.

Situated in the Abbotsbury area of Newton Abbot close to schools and the town centre with its range of facilities including shops, pubs and restaurants, library, leisure centre and gyms, cinema, bus routes to nearby towns and villages and the main rail line to London Paddington, together with Courtenay and Bakers Parks, also easy access to the link road to Torbay and Exeter.

Viewing is strongly recommended.



uPVC half double glazed door through to:

Entrance Porch

Fitted shelving. Single panelled radiator. Staircase rising to first floor.

Landing

Hatch to the roof space. Single panelled radiator. Arched window to side. Picture rail. Central heating thermostat. Wall mounted digital timer control box for hot water and central heating system.

Lounge - 6.14m x 4.45m (20'2" x 14'7")

uPVC double glazed window to two aspects overlooking the front and enjoying views up towards Wolborough Hill. Stripped floor. Radiator. TV point. Picture rail. Two wall light points.

Kitchen/Dining Room - 6.35m x 2.37m (20'10" x 7'9")

One and a half bowl sink unit with mixer taps. Fitted matching wall and base units. Wooden edge worktop surface areas incorporating wooden splashbacks and tiled splashbacks. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. Plumbing for dishwasher. Recess for further appliance. Two radiators. uPVC double glazed windows looking over the front and rear. Extractor fan. Laminate flooring. Wall hung gas boiler for hot water and central heating system. uPVC double glazed door to the rear garden.

Bedroom 1 - 4.02m x 3.84m (13'2" x 12'7")

Single panelled radiator. Sash window looking over the rear. Picture rail. Hatch to the roof space.

Bedroom 2 - 3.56m x 3.43m (11'8" x 11'3")

Single panelled radiator. uPVC double glazed window overlooking the rear. Built-in cupboard. Picture rail.

Bathroom

Inset bath with fitted shower. Pedestal wash-hand basin. Fully tiled walls. Sash window. Radiator. Built-in shelved airing cupboard housing tank. Tiled recess.

Separate W/C

Low flush suite. Inset wash-hand basin with cupboard space below. Sash window.

Outside

To the rear of the property, there is, leading from the kitchen, a raised area laid to decking where there is outside lighting and outside power. Steps provide access down to an area laid to chippings with a raised bed consisting of bushes and fruit trees. There is also an outside workshop, which is insulated with power and light, currently being used as a studio. In addition there is off road parking to the front.

Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

EPC Rating: TBC

Long Term Flood Risk: Very Low

Tenure: Leasehold

Length of Lease: 999 years from 25/11/2016

Freehold: 50/50

Service Charge: 50/50

Directions

From our Newton Abbot office, turn left onto Market Street. Slight right onto Highweek Street. Turn right toward Old Exeter Road. Continue onto Old Exeter Road. Turn right onto Abbotsbury Road. Slight left onto Garston Avenue where the property can be found.





Total floor area: 95.4 sq.m. (1,027 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

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com

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.