

**SAMPLE
MILLS**



**Hameldown Way
Newton Abbot**

£100,000
LEASEHOLD





Hameldown Way, Newton Abbot,

£100,000 leasehold

A spacious 1 bedroom Warden assisted Ground Floor Flat situated just off the town centre, close to Courtenay and Osborne Park, shopping facilities, library, cinema, doctors, dentists, leisure centre, pubs and restaurants, together with gaining easy bus routes to local nearby towns plus the main railway line to London Paddington. The property is sold with NO CHAIN and has recently been decorated and has new carpet and vinyl.



The accommodation comprises a spacious entrance hallway, lounge/dining room with dual aspect windows with open outlook, kitchen offset with a good range of units, spacious bedroom and recently refitted bathroom which includes a shower, low level w/c and wash-hand basin.

Viewing of the property is highly recommended for those seeking a warden assisted ground floor flat.



Composite door to:

Entrance Hallway

Economy 7 heater. Storage cupboard with shelving. Doors off to:

'L' Shaped Lounge/Diner

Dual aspect double glazed windows to the front and to the side. Coving to the ceiling. TV point. Economy 7 radiator. Storage cupboard. Squared arch through to:

Kitchen

Fitted base units with worktops. Space for fridge/freezer. Space for cooker. Electric cooker point. Double glazed windows to the side. Coving to textured ceiling. Stainless steel drainer with taps over. Floor mounted water heater.

Doors off the hallway to:

Bedroom

Panelled heater. Double glazed window looking over the front. Coving to ceiling. Wall mounted panelled heater.

Bathroom

Semi-circular shower with Triton shower 280. Tiled walls. Low level w/c. Wash-hand basin. Dimplex heater. Extractor fan. Rail.

Outside

Well-maintained communal gardens with seating area and communal parking.

Communal Facilities

Residents' lounge and laundry room. Stairs and lift leading up to the first floor.

Agent's Note

Council Tax Band: 'B'

EPC Rating: 'D'

Long Term Flood Risk: Very Low/Low

Tenure: Leasehold

Length of Lease: 125 years from 1988

Service Charge: TBC

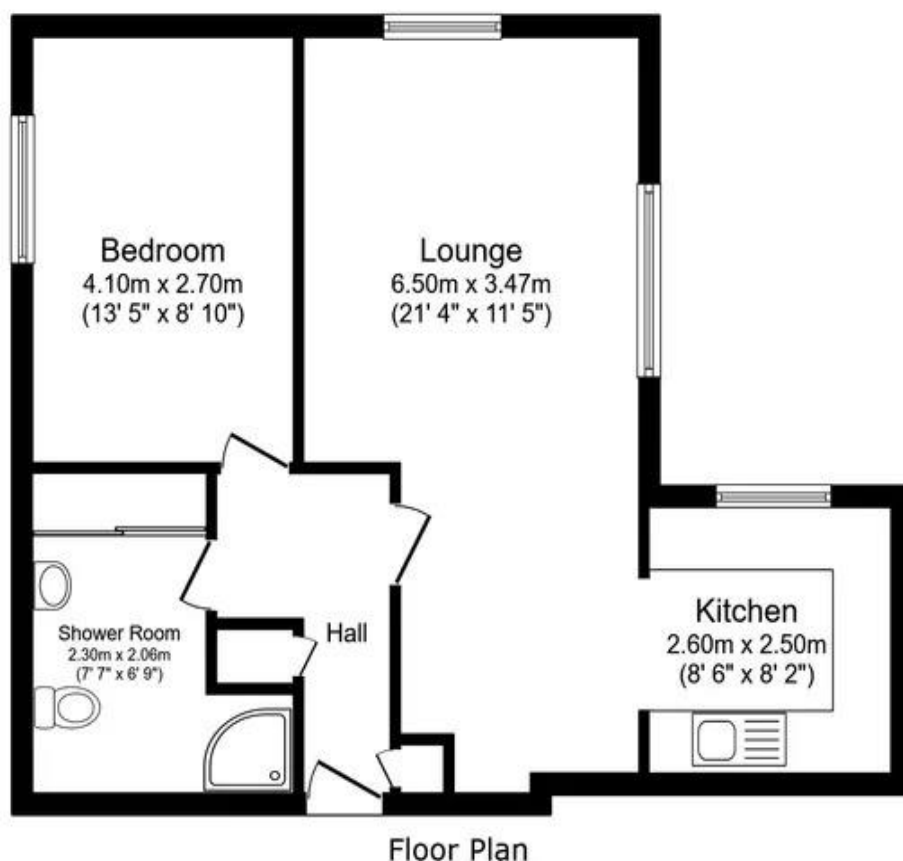
Age Restriction: Over 60

Pets: Both cats and dogs are generally accepted, but when a pet passes away, you cannot replace it.

Directions

From our Newton Abbot office, head towards Highweek Street. Market Street turns slightly right and becomes Highweek Street. Turn right onto Halcyon Road/B3195. Continue to follow B3195. At the roundabout, turn right onto The Avenue/B3195. Turn left onto Templers Road. Turn right onto Hameldown Way.





Total floor area: 52.1 sq.m. (561 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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.