

**SAMPLE  
MILLS**



**Hameldown Way  
Newton Abbot**

**£100,000**  
LEASEHOLD





Hameldown Way, Newton Abbot,

**£100,000 leasehold**

A spacious 1 bedroom 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.

Further benefits include Careline alarm system installed, parking, lift, and communal facilities to include lounge, laundry, garden and regular Social activities include: coffee mornings, Bingo, evening events. New residents accepted from 60 years of age.

Viewing of the property is highly recommended.



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 25/03/1988 (87 years remaining)

Service Charge: £215.85 pcm (LiveWest)

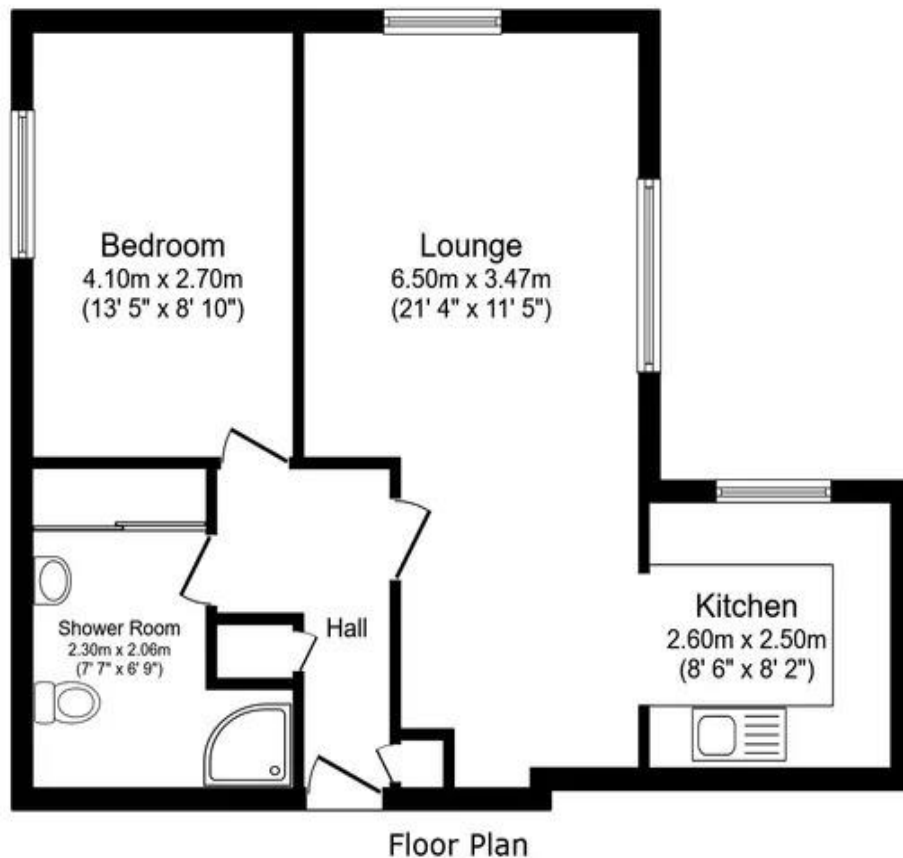
Age Restriction: Over 60

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](http://www.Propertybox.io)



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| 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.