

**SAMPLE  
MILLS**



**Kingsteignton Road  
Newton Abbot  
Devon**

**£155,000**  
LEASEHOLD





Kingsteignton Road, Newton Abbot,  
Devon

**£155,000 leasehold**

A spacious 2 bedroom second floor loft apartment, built in an Industrial style open plan layout, situated just off the centre of Newton Abbot, within easy reach of all local amenities.

The property is being sold with no onward chain and offers excellent views over the surrounding area, towards Kingsteignton and Dartmoor.

The property is within a short walk of the mainline railway station, as well as onward road links via the A38/A380/M5 motorway.

The accommodation internally comprises open plan lounge/kitchen/dining room, galley style kitchen, 2 double bedrooms and shower room.

Further features include gas central heating, double glazing throughout and allocated parking.



## Communal Entrance Hall

Lift and stairs rising to Second Floor.

Front door opening into the Loft Apartment which has a spacious contemporary, industrial feel throughout.

## Open plan Lounge/Kitchen/Dining Room

### Lounge/Diner - 7.60m x 6.60m (24'11" x 21'8")

Dual aspect double glazed windows overlooking the front and side with excellent views over the surrounding area. 3 x industrial style radiators. Laminate flooring. Downlighters. Fitted spot lamps.

### Galley Style Kitchen - 3.30m x 2.20m (10'10" x 7'3")

Fitted with a good range of matching wall and base cupboards. Wooden worktop surface areas. Industrial style fitted lamps. Stainless steel sink and double drainer unit. Plumbing for washing machine. Thermostat control for central heating. Built in 5 ring stainless steel hob with stainless steel splashback and stainless steel extractor fan. Built in double oven. Space for fridge/freezer.

Doors off to

### Bedroom 1 - 3.50m x 3.10m (11'6" x 10'2")

Situated at the rear of the property with dual aspect double glazed windows boasting excellent views over the surrounding area, towards Kingsteignton and Dartmoor. Laminate flooring. Rolled edge radiator.

### Bedroom 2 - 3.60m x 2.90m (11'10" x 9'6")

Double glazed window to side aspect. Double panelled radiator. Recessed area with shelving.

## Bathroom

3 piece suite comprising low level WC, wash hand basin and step up to large walk in shower with power shower, tiled walls. Fitted light and mirror. Wall mounted Baxi boiler serving hot water and gas central heating. Extractor fan. Range of industrial style fittings throughout.

## OUTSIDE

The property benefits from an allocated parking space.

## AGENT'S NOTE

Council Tax Band: 'B' £2111.50 for year 26/27

EPC rating: 'C'

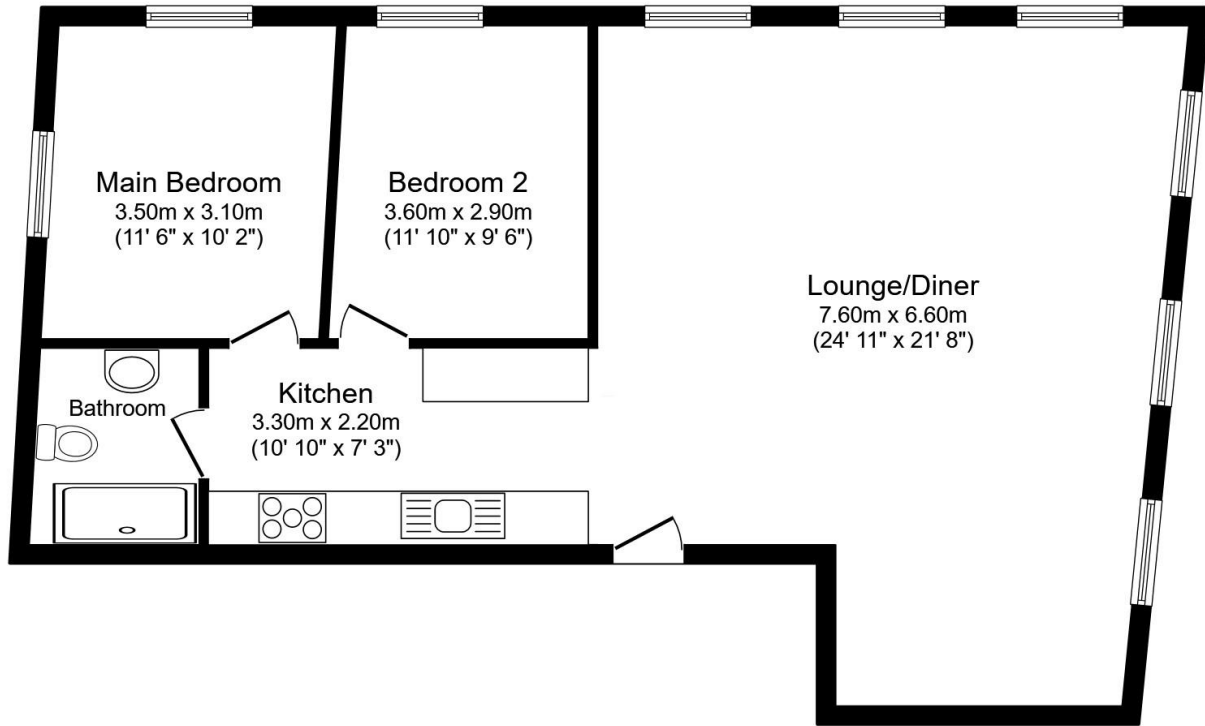
Long term flood risk: Very low

## LEASE INFORMATION

999 years from 25 March 2003

Ground Rent and maintenance charges £95.00 per month





### Second Floor

Floor area 78.3 sq.m. (843 sq.ft.)

Total floor area: 78.3 sq.m. (843 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	79   C	82   B
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.