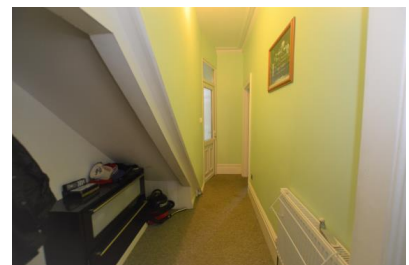




Knowles Hill Road, Knowles Hill, Newton Abbot, Devon

£143,000 Leasehold



SAMPLE MILLS & Co.



Knowles Hill Road, Knowles Hill, Newton Abbot,
Devon

£143,000 Leasehold

A Ground Floor 1 bedroom Flat situated just off the town centre in the popular area of Knowles Hill, providing easy access for all local facilities, main rail line station in Newton Abbot, shops, town and bus stop etc.

The accommodation internally comprises of entrance hallway, with lounge with feature bay window, offset bedroom with en-suite, large kitchen/breakfast area with utility and side access onto the rear courtyard garden. The property benefits from outside area to the front with off road parking and small courtyard garden.

Further features include gas central heating and uPVC double glazing. Viewing is highly recommended.



Communal Entrance Hallway

UPVC double glazed door to:

Entrance Hall

Radiator and under stairs storage with coat hooks. Door through to:

Lounge (15'0" x 12'0")

Feature fireplace, fire surround, mantel over, recess inside, bay window uPVC double glazed, high level skirting, picture rail, coving to the ceiling, radiator, recessed area. Door off to:

Main Bedroom (12'9" x 9'2")

Feature fireplace, radiator, uPVC double glazed window.

En-suite bathroom

Comprising 3 piece suite, panelled bath, wash-hand basin, low level wc, shower screen, wall mounted medicine cabinet, uPVC double glazed window.

Kitchen/Breakfast Room (19'4" x 11'4")

Range of fitted base units with rolled edge worktop surface areas, built-in stainless steel oven with 4 ring ceramic hob, part tiled patterned walls, uPVC double glazed window to the side, double glazed door to the side, further range of fitted base units and double glazed window to the side, stainless steel drainer with corner fitted unit and base units, with wall mounted cupboards over, wooden flooring, space for electrical appliance, fitted spot lamps on 2 rails, uPVC double glazed patio French doors onto the rear garden, double glazed window, radiator, small access to void area. Door onto

Utility area

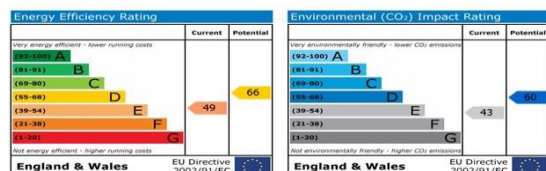
UPVC double glazed windows, low level wc, wash-hand basin and chrome fitted towel rail. Worktop surface area with wall mounted Worcester boiler serving hot water and central heating.

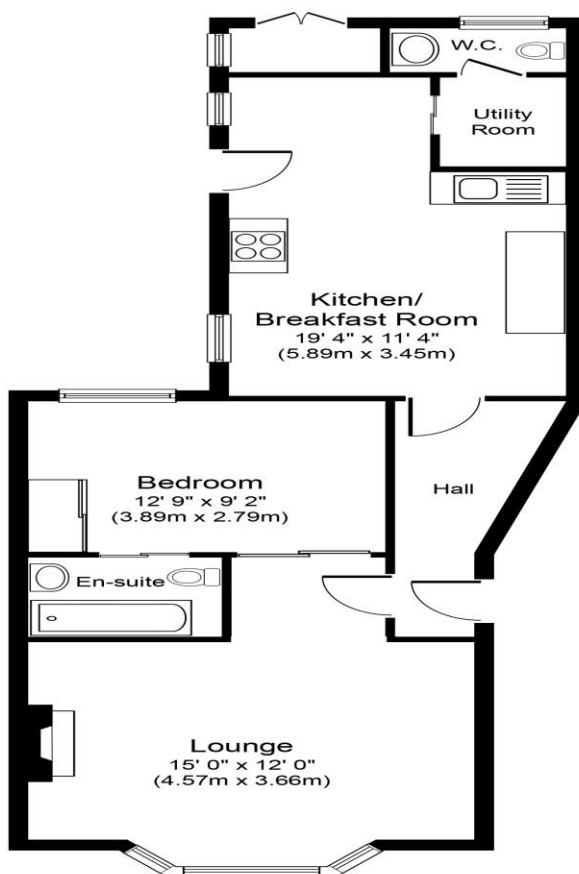
AGENTS NOTE

Leasehold - 195 years
Freehold - Shared
Maintenance – 50%
Building Insurance - Shared

DIRECTIONS

From our Newton Abbot office continue into Sherborne Road leading into Kingsteignton Road, at the traffic lights turn left into Halcyon Road and first right into Abbotsbury Road, turn right into Bury Road where Knowles Hill Road can be found on the right.





Ground Floor Flat
Approximate Floor Area
681 sq. ft.
(63.3 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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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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