



Brunswick House, Highweek Road, Newton Abbot, Devon

£127,950 Leasehold



SAMPLE MILLS & Co.



**Brunswick House, Highweek Road,
Newton Abbot, Devon**

£127,950 Leasehold

A spacious purpose built second floor 2 bedroom flat sold with NO ONWARD CHAIN.

The property is situated just off the town centre within easy walking distance and provides access to all local amenities, shops, schools and the busy A38 and A380 expressways and has main rail links to Newton Abbot main station.

The accommodation comprises entrance hallway, lounge/dining room, kitchen, 2 good sized bedrooms and bathroom.

The property benefits from gas central heating, allocated parking and a block built store shed at the rear of the building.

Viewing of this property is recommended for those seeking a 2 bedroom property close to town, or ideally as an investment property, which is currently receiving 6% annual return.



Communal Entrance Hall

Staircase leading up to second floor. Door to:

Entrance Hallway – 7'1" x 5'9" (2m 16cm x 1m 75cm)

Single glazed window. Radiator. Telephone point. Storage cupboard with fitted shelving. Intercom system. Door to:

Kitchen – 9'6" x 7'8" (2m 90 cm x 2m 34cm)

Single glazed window to front aspect. Range of fitted base units with worktop surface areas over. Stainless steel sink unit with mixer tap over. Part tiled walls. Space for fridge/freezer. Further range of base units. Gas/electric cooker point. Plumbing for washing machine. Cupboard housing wall mounted Potterton combi boiler serving hot water and gas central heating and fitted shelving.

Lounge/Diner – 16'3" x 13'9" (4m 95cm x 4m 19cm)

Single glazed window to front aspect with Juliet balcony. TV point. Telephone point. Radiator.

Inner Hallway

Access to loft area. Storage cupboard with fitted shelving.

Bathroom

Obscure glazed window. 3 Piece suite comprising wood panelled bath with mixer tap and shower over. Tiled walls. Low level WC. Wash-hand basin. Radiator.

Bedroom 1 – 14'5" x 10'7" (4m 39cm x 3m 23cm)

Single glazed window to front aspect with views over the town. Further uPVC double glazed window to side aspect. Radiator. Built-in wardrobe with hanging rail and fitted shelving.

Bedroom 2 – 9'4" x 7'1" (2m 84cm x 2m 16cm)

Single glazed window to side aspect. Built-in wardrobe with hanging rail and fitted shelving. Radiator.

OUTSIDE

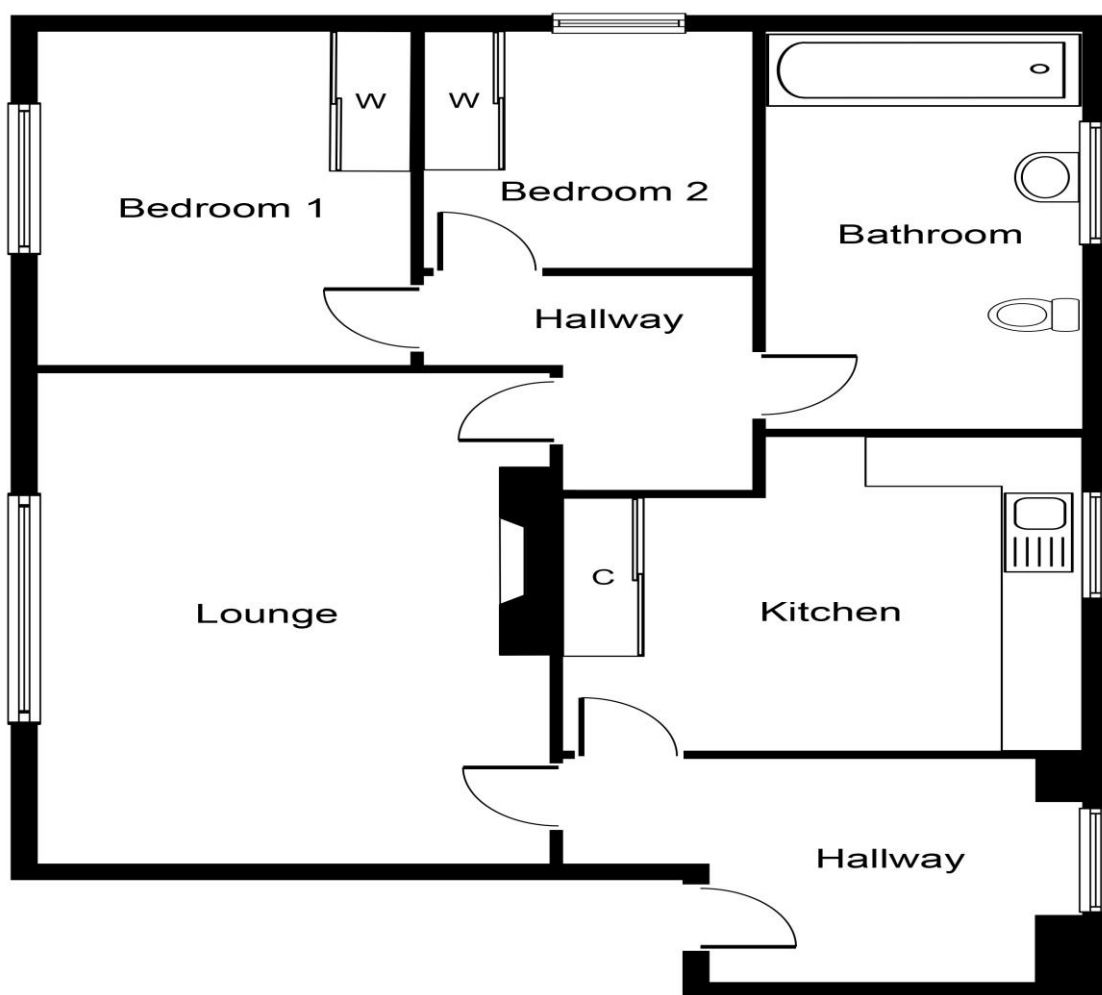
Communal driveway leads up to an allocated parking space. There is a useful block built store shed at the rear of the building.

DIRECTIONS

From our Newton Abbot office, proceed onto Highweek Street through the traffic lights. Turn left into Highweek Road and continue for a short distance where Brunswick House will be found on the left hand side.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

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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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