

**SAMPLE  
MILLS**



**Hollam Way  
Kingsteignton  
Newton Abbot  
Devon**

**£125,000**  
LEASEHOLD





Hollam Way, Kingsteignton, Newton Abbot, Devon

**£125,000 Leasehold**

A spacious purpose built first floor flat situated in the popular area of Kingsteignton, which has allocated parking in a separate car park close by.

The property benefits from open outlooks over the surrounding area towards Newton Abbot, the moors and over, and is sold with **NO CHAIN**.

The property is very economical to run with programmable electric heaters, offers spacious accommodation and is ideal for first time buyers, or people looking for a second property.

The accommodation briefly comprises entrance hallway, landing, storage cupboards, spacious lounge, kitchen, bedroom and bathroom with window offering natural light.

Viewing is recommended.



uPVC double glazed composite door to:

### Entrance Hallway

Wooden balustrade. Leading onto:

### Landing

Wall mounted electric heater. Access to loft area. Artex ceiling. Built-in cloak cupboard. Airing cupboard with Gledhill immersion tank with shelving below. Door through to:

### Lounge - 4.30m x 4.20m (14'1" x 13'9")

Dual aspect double glazed windows with open outlook over the surrounding area towards Newton Abbot and over to the moors. Recessed area. TV point. Electric wall mounted convector heater. Artex ceiling. Spacious living room with display window.

### Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Tiled walls. Shower rail. Triton electric shower. uPVC double glazed window to the side. Electric wall mounted heater.

### Kitchen - 3.20m x 1.70m (10'6" x 5'7")

A range of fitted base units. Worktop surface areas. Built-in 4 ring electric hob with matching fan oven and grill under. LG washer/dryer. Range of wall mounted cupboards. Part tiled walls. Double glazed windows to the rear. Recessed area for fridge/freezer. Electric water immersion heating switch. Electric wall mounted convector heater.

### Bedroom - 3.20m x 2.70m (10'6" x 8'10")

uPVC double glazed window. Wall mounted digital timer controlled electric heater. Built-in wardrobes with double opening doors, hanging rails and shelving over.

### OUTSIDE

There is a car park close by with allocated parking space.

### Agent's Note

Council Tax Band: 'A' £1777.71 for 2026/27

EPC Rating: 'D'

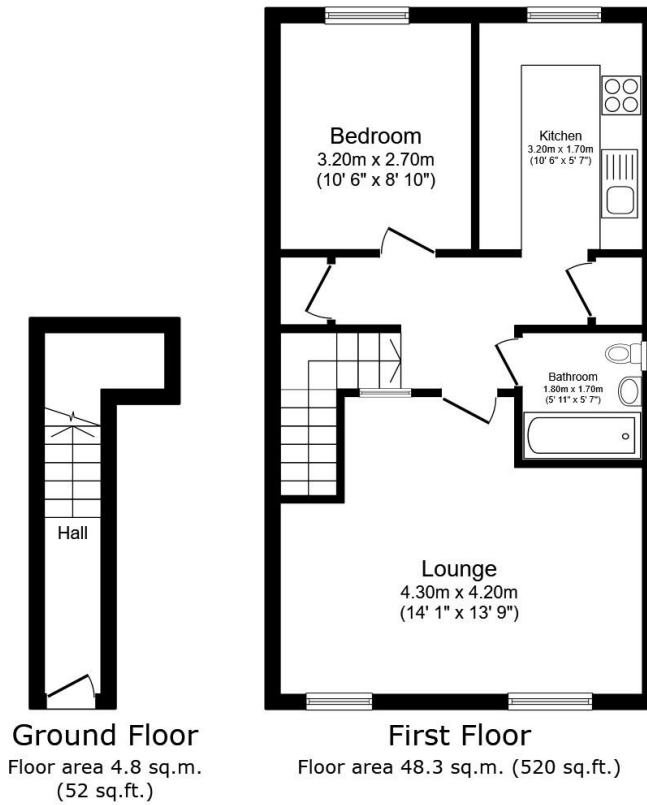
Long Term Flood Risk: Very Low

Tenure: Leasehold

Length of Lease: 999 years from 1980

Ground Rent: Peppercorn





Total floor area: 53.1 sq.m. (572 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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             | 59   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.