

**SAMPLE
MILLS**



**The Avenue
Newton Abbot
Devon**

£145,000
LEASEHOLD





The Avenue, Newton Abbot, Devon

£145,000 Leasehold

This 2 bedroom First Floor Flat would make an ideal first time buy or investment opportunity and is situated within easy reach of the town centre with its facilities and amenities including shops, bus services, schools, the main rail line to London Paddington and A380 to Exeter and Torbay.

Internally, the flat comprises entrance hall leading up to the accommodation, lounge enjoying views over the recreation ground and up towards Wolborough Hill, modern kitchen/dining room, 2 double bedrooms and a modern bathroom and WC.

Further features include double glazing and electric convactor heating.



uPVC half double glazed door opening through to:

Entrance Hall

Electric convector heater on timer. Staircase rising to the accommodation:

First Floor Landing

Hatch to the roof space.

Lounge – 3.58m x 3.05m (11'9" x 10'0")

Electric convector heater on timer. uPVC double glazed window overlooking the front and enjoying views over the recreation ground and up towards Wolborough Hill. TV point.

Kitchen/Dining Room – 3.05m x 2.95m (10'0" x 9'8")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Space for fridge/freezer. Plumbing for washing machine. Partly tiled walls. Double glazed Velux window. Spotlight points.

Bedroom 1 – 4.06m x 2.39m (13'4" x 7'10")

Wall hung electric convector heater on timer. Double glazed Velux window.

Bedroom 2 – 4.06m x 2.36m (13'4" x 7'9")

Wall hung electric convector heater on timer. TV point. uPVC double glazed window enjoying a side aspect overlooking the recreation ground.

Bathroom and WC

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level WC. Heated towel rail. Partly tiled walls. Extractor fan. Obscure uPVC double glazed window.

AGENTS NOTE

Council Tax Band: 'A' £1555.63 for 2023/24

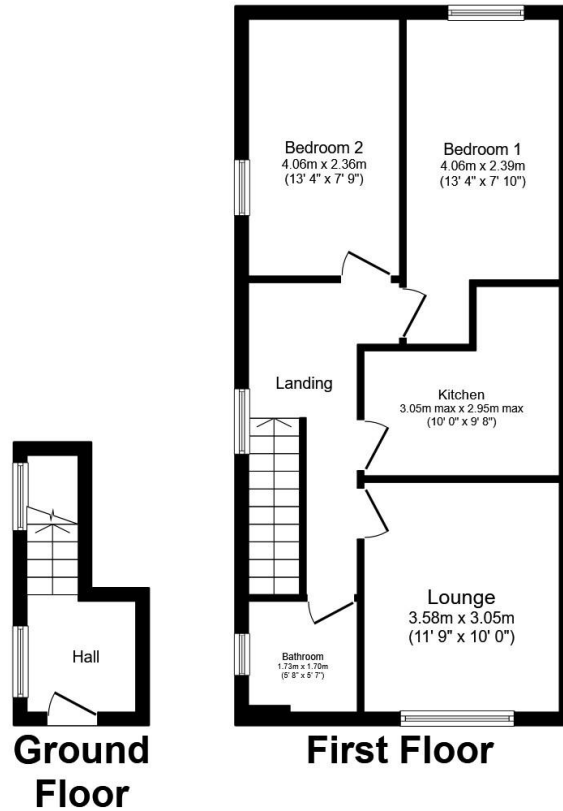
EPC Rating: 'D'

Tenure: Leasehold 99 years from 2004

Ground Rent: £100 per annum

Maintenance Charge: £180 per annum to include Buildings Insurance





Total floor area 57.1 sq.m. (614 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 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.