

**SAMPLE  
MILLS**



**Fouracre Way  
Kingsteignton  
Newton Abbot  
Devon**

**£89,950**

LEASEHOLD







**Fouracre Way, Kingsteignton,  
Newton Abbot, Devon**

**£89,950 Leasehold**

A purpose built studio flat situated in the popular area of Kingsteignton, providing excellent access for the A380, A38, M5 motorway, all the local facilities of Newton Abbot and Kingsteignton and the main rail line to London Paddington.

The property accommodation comprises entrance hallway, storage cupboards, lounge/bedroom, separate kitchen and a bathroom.

The property benefits from 'plug in' heating, uPVC double glazed windows and has an allocated parking space. The property also has a garden area with far reaching views over the surrounding area towards Dartmoor.

For those seeking a studio flat accommodation ideally situated in the prominent part of Kingsteignton, providing easy access for all facilities or likewise would make an ideal investment.

Ideal for first time buyers or investment opportunity.



uPVC double glazed door to:

**Entrance Porch**

Door to:

**Entrance Hallway**

Door to:

**Lounge/Studio Bedroom – 4.50m x 3.00m (14'9" x 9'10")**

uPVC double glazed window to front aspect. Built-in storage cupboard. TV point.

**Kitchen – 2.86m x 1.60m (9'5" x 5'3")**

Range of fitted wall and base units. Roll edged worktop surface areas. Partly tiled walls. Single drainer sink unit. Plumbing for washing machine. Space for fridge/freezer. Space for freestanding cooker. uPVC double glazed window to front aspect.

**Bathroom – 1.90m x 1.86m (6'3" x 6'1")**

Comprising 3 piece suite. Partly tiled walls. Panelled bath with shower over. Pedestal wash-hand basin. Low level WC. Airing cupboard housing tank and immersion heater.

## OUTSIDE

Bin storage cupboard area to the front.

The property has allocated parking in a communal parking area and a rear garden which benefits from far reaching views over the surrounding area towards Dartmoor.

## AGENTS NOTE

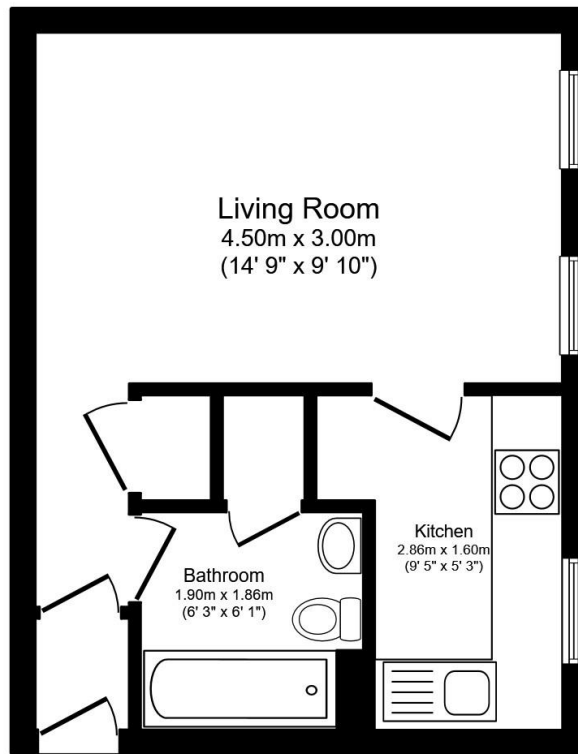
Council Tax Band: 'A' £1586. 36 for 2024/25

EPC Rating: 'D'

Tenure: Leasehold – 999 year Lease from 1<sup>st</sup> January 1980.

Maintenance costs: 25% share of the cost of any maintenance carried out.





**Floor Plan**

Total floor area 26.8 sq.m. (289 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   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.