

**SAMPLE
MILLS**



**Hometeign House
Salisbury Road
Newton Abbot
Devon**

£60,000
LEASEHOLD





Hometeign House, Salisbury Road, Newton Abbot, Devon

£60,000 Leasehold

A first floor 1 bedroom Warden controlled flat with an excellent outlook over the surrounding area and over Osborne Park from the lounge and the bedroom. Hometeign House, provides easy access for all local facilities to include bus routes, main rail line to London Paddington, the River Lemon, Templer Way, Courtenay, Forde and Osborne Parks are all a short walk away.

The internal accommodation comprises entrance hallway with walk-in storage cupboard, bathroom, double bedroom with built-in wardrobe, recently refitted kitchen and a good sized lounge.

The property is being sold with NO CHAIN and benefits from uPVC double glazing, electric heating and also having some very useful facilities for the Vendors, to include laundry room, guest room, communal lounge, attractive communal gardens and occupies a level location. There are parking facilities available for visitors and residents on a first come first served basis. There is also a House Manager at hand.



Entrance Hallway

Pull cord. Coving to textured ceiling. Smoke detector. Walk-in storage cupboard with fuse box, electric meter and shelving.

Bathroom – 1.61m x 1.44m (5'3" x 4'9")

Panelled bath, hand rail, mixer tap with shower over. Low level w/c. Wash-hand basin. Wall mounted cupboard. Coving to the ceiling.

Lounge – 5.50m x 3.50m (18'1" x 11'6")

Economy 7 heating. Intercom system. uPVC double glazed tilt and turn windows that look over Osborne Park and has outstanding views over the surrounding area towards Wolborough Hill and over. The lounge is spacious. Coving to ceiling with ceiling fan. TV point. Pull cord.

Kitchen – 3.50m x 2.60m (11'6" x 8'6")

Recently refitted. A range of fitted base units. Worktop surface areas. Range of wall mounted cupboards. Stainless steel drainer. Space for fridge/freezer. Electric cooker point.

Bedroom 1 – 3.50m x 2.60m (11'6" x 8'6")

Built-in wardrobes. Excellent outlook over the surrounding area with views over Osborne Park and over towards Wolborough Hill. Economy 7 heater.

Outside

There are communal gardens for the use of the residents.

There are parking facilities available for visitors and residents on a first come first served basis.

Agents Note

Council Tax Band: 'A'

EPC Rating: 'B'

Tenure: Leasehold

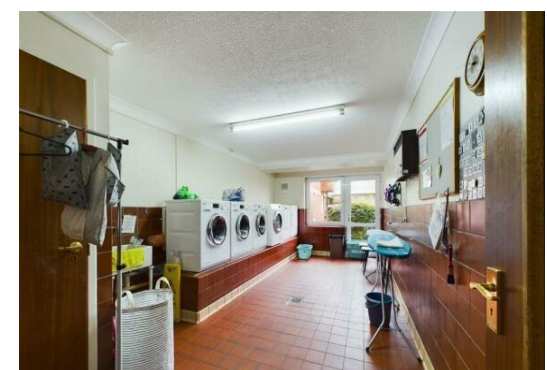
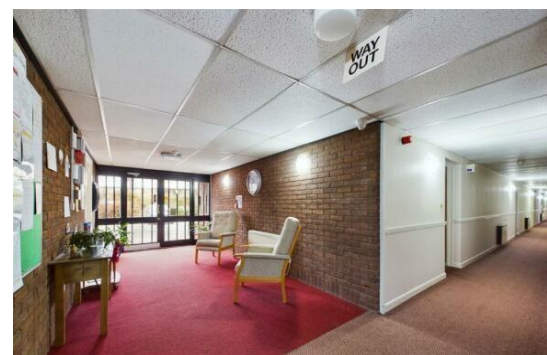
Lease: 99 years from 01/09/1984

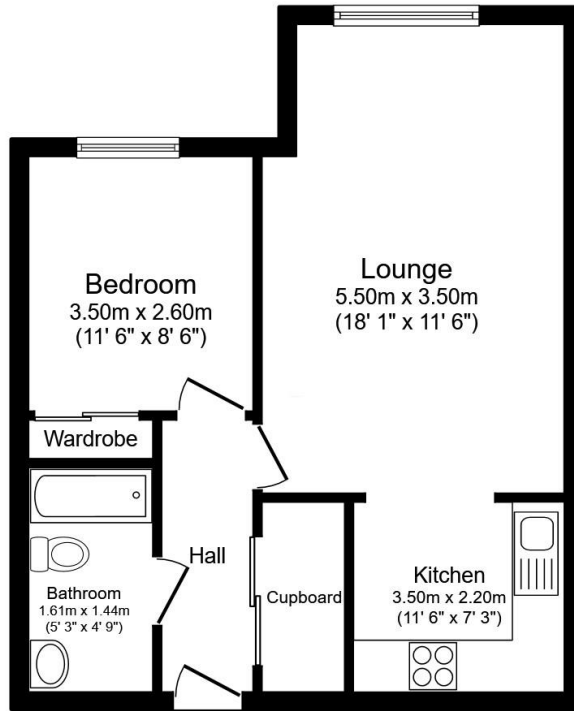
Age Restriction: Minimum age when sharing with someone who is over 60 is 55. Minimum age for single occupancy is 60.

Service Charge: £2,228.54 per annum (01/03/23 – 29/02/24)

Review Period: Annually in March.

Currently £454.50 per annum, paid in two instalments. Mains water. Mains drainage. Mains electricity. Night storage heating.





Floor Plan

Floor area 43.2 m² (465 sq.ft.)

TOTAL: 43.2 m² (465 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	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.