

**SAMPLE
MILLS**



**Queens Gate
142-148 Queen Street
Newton Abbot
Devon**

£180,000
LEASEHOLD





Queens Gate, Queen Street, Newton Abbot,
Devon

£180,000 Leasehold

A first floor converted 2 bedroom flat situated just off the town centre, providing excellent access for all local amenities to include rail station, town centre, A380, A38 and M5 motorway.

The property is sold with **NO CHAIN** and is for sale in excellent decorative order and comes with built-in appliances to the kitchen and has gas central heating, uPVC double glazing and security system.

The accommodation internally comprises hallway with storage cupboards, kitchen/lounge/dining area, 2 double bedrooms the master bedroom having an en-suite shower room and there is a separate family bathroom.

The property also comes with the benefit of an allocated parking space.

Viewing is recommended.



Communal Entrance

Staircase and lift lead to the first floor. Door to:

Entrance Hallway

Access to loft area. Built-in Oak doors to walk-in storage cupboard with consumer box. Airing cupboard with shelving. Doors off to:

Lounge/Kitchen – 5.64m x 4.29m (18'6" x 14'1")

Lounge Area

Circular feature bay window looking over the front towards the train station. Double panelled radiator. Digital intercom system. Concealed lighting.

Kitchen Area

A range of high gloss fitted base units. Stainless steel drainer. Single oven. Gas hob with extractor fan over. Wall mounted cupboards. Boiler serving hot water and central heating system. Built-in fridge and freezer. Tiled walls. Plumbing for washing machine.

Doors off to:

Master Bedroom – 5.18m 2.62m (17'0" x 8'7")

Arch feature window to the front. Double panelled radiator. Internet socket. Door to:

En-Suite Shower Room – 1.80m x 1.70m (5'11" x 5'7")

Shower cubicle. Low level w/c. Vanity wash-hand basin. Tiled floor. Concealed lighting. Lighted mirror cabinet. Extractor fan.

Bedroom 2 – 4.37m x 2.64m (14'4" x 8'8")

Facing the front towards the train station. Built-in walk-in wardrobe. Double panelled radiator.

Bathroom – 2.26m x 1.73m (7'5" x 5'8")

Comprising 3 piece suite. Panelled bath, shower screen, fitted two tiered shower. Tiled walls. Low level w/c. Vanity wash-hand basin. Fixed mirror. Shaver light and socket. Ladder radiator. Tiled floor. Concealed lighting.

Outside

To the rear of the property, there is an allocated parking space.

Agents Note

The park photos: The park is within walking distance to the flat.

Council Tax Band: 'A' £1724.73 for 2025/26

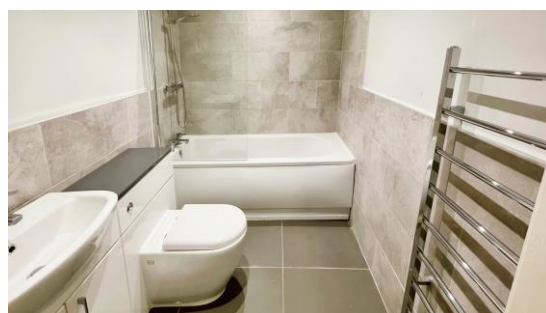
EPC Rating: 'C'

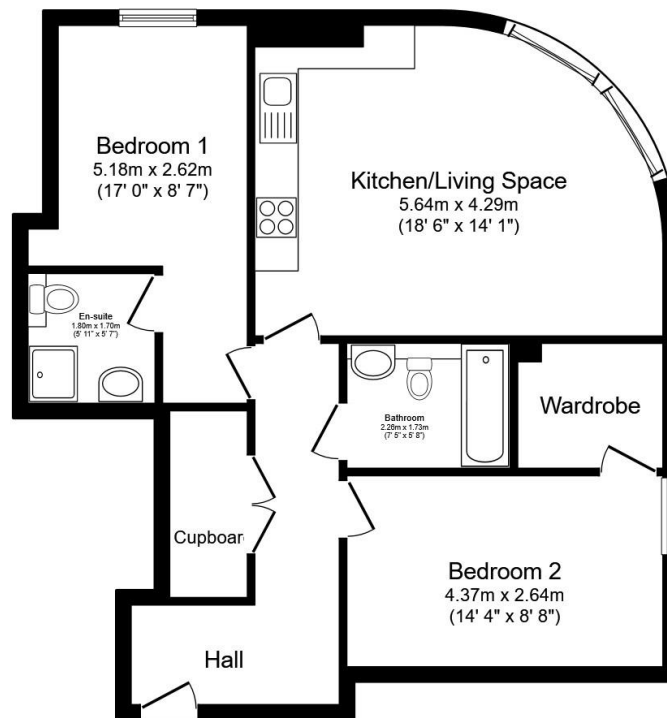
Long Term Flood Risk: Very Low/Low

Tenure: Leasehold

Years on Lease: 999 years from 2019

Management Fee: £928.48 (6 months)





Floor Plan
Floor area 69.4 m² (747 sq.ft.)

TOTAL: 69.4 m² (747 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		
69-80	C	79 C	79 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.

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