



**SAMPLE  
MILLS**

**Hacombe  
Newton Abbot  
Devon**

**£145,000**  
LEASEHOLD





Hacombe, Newton Abbot, Devon

**£145,000 leasehold**

Hacombe House, a former Manor House, is situated in a rural location in the picturesque setting of Hacombe boasting views across surrounding countryside.

The property was converted in 1983. The property for sale is a first floor flat and benefits from a long lease and is being sold with no onward chain.

The property is accessed via the entrance hall from the main building, plus separate access and has accommodation comprising L shaped hall, cloakroom, lounge, separate kitchen with built in appliances, 2 bedrooms, the main bedroom benefitting from superb views over the surrounding countryside and within its picturesque location. There is a bathroom and further study accessed off the entrance hall.

For purchasers seeking a quiet, relaxing location, this property would be ideal. Further features include gas central heating, parking space on site and communal gardens.



### Entrance Hall

Laminate flooring. Concealed lighting. Doors off. Staircase up to Study.

### Cloakroom

Low level WC. Wash hand basin.

### Lounge 4.00m x 2.70m (13'1" x 8'10")

Corner feature fireplace. Coving to ceiling. Concealed lighting. Window with outlook over the rear aspect. Single panelled radiator. Door to



### Kitchen 3.50m x 2.80m (11'6" x 9'2")

Good range of fitted base units with modern worktop surface areas. Built in oven and built in microwave. Built in hob. Integrated fridge/freezer. One and a half bowl sink unit with mixer tap. Plumbing for automatic washing machine. Window to rear aspect. Wooden flooring. Single panelled radiator. Steps and door giving access to the main building of Hacombe House.



### Bedroom 1 4.70m x 3.30m (15'5" x 10'10")

Larger than average size room with superb outlook over Hacombe and the rolling countryside beyond. Built in double wardrobe. Coving to ceiling. Concealed lighting. TV point. Single panelled radiator.

### Bedroom 2 3.80m x 2.60m (12'6" x 8'6")

Window to side aspect overlooking the car park and surrounding area beyond. Coving to ceiling. Concealed lighting. Single panelled radiator.

### Bathroom

3 piece suite comprising macerating low level WC. Wash hand basin. Shower cubicle with fitted Mira shower. Wood effect flooring. Window to rear aspect. Single panelled radiator.



### Study 3.70m x 1.60m (12'2" x 5'3")

Built in storage cupboards. Window. Single panelled radiator.



### OUTSIDE

The property is approached via a long private driveway with communal gardens which are laid mainly to lawn. There is also a drying area.

There is parking on site.

### AGENT'S NOTE

Lease is 999 years from 25 March 1983.

Ground Rent payable to First Port at a rate of £12.50 every 6 months.

Service Charge: £672.15 per quarter payable to First Port

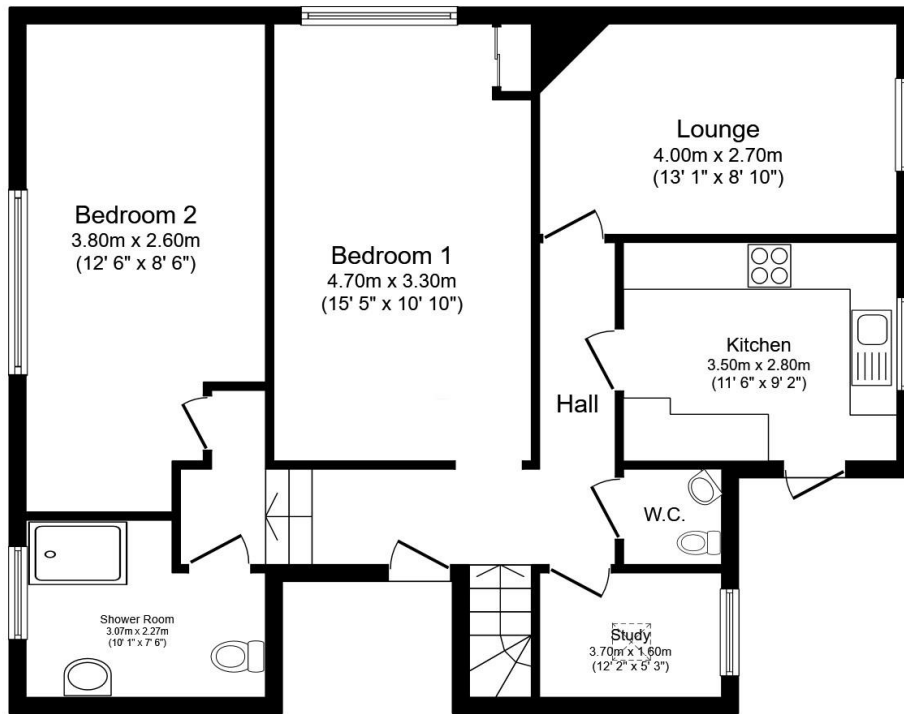
Council Tax Band: 'B' £1883.20 for year 25/26

EPC rating: 'E'

Long term flood risk: Very low

Pets: Written consent from the Lessor





**Floor Plan**  
Floor area 84.9 m<sup>2</sup> (914 sq.ft.)

**TOTAL: 84.9 m<sup>2</sup> (914 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             |         |           |
| 55-68 | D             |         | 65   D    |
| 39-54 | E             | 53   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.