

**SAMPLE
MILLS**



**Milton House
Church Road
Newton Abbot
Devon**

£80,000
LEASEHOLD





Milton House, Church Road, Newton Abbot, Devon

£80,000 Leasehold

Being offered with **NO CHAIN** is this 1 bedroom purpose built Warden assisted Apartment comprising a lounge, bedroom, kitchen and shower room. The property also has night storage heating, double glazing and communal gardens.

The property has some very useful facilities for the Vendors, to include laundry room, guest room, communal lounge, attractive communal gardens and guest rooms as well for incoming visitors.

The property is situated just off the town centre offering a level location of Newton abbot and providing easy access for the town, shops and all other local facilities including bus routes, main rail line station to London Paddington, whilst also having easy access for the A380, A38 and M5 motorway. Forde Park, Decoy Park and Courtenay Park are all a short distance away.

There are parking facilities available for visitors and residents on a first come first served basis. There is also a House Manager at hand.

Viewing of this property is recommended for those seeking a retirement property.



Communal Entrance

Door opening through to:

Entrance Hall

Intercom system. Emergency pull cord. Door to cupboard with fitted shelving and housing electric meter.

Lounge – 4.98m x 3.20m (16'4" x 10'6")

Marble feature fireplace on hearth with mantle surround. Night storage heater. TV point. Telephone point. uPVC double glazed window overlooking the front and enjoying distant countryside views. Additional uPVC double glazed window to side. Emergency pull cord. Two wall light points. Archway opening through to:

Kitchen – 2.24m x 1.63m (7'4" x 5'4")

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Built-in 4 ring electric Induction hob with electric oven beneath. Integrated fridge. Partly tiled walls. uPVC double glazed windows to side. Laminate flooring.

Double Bedroom – 3.96m x 2.67m (13'0" x 8'9")

Mirror fronted built-in wardrobes with bridging units over and drawer space. Night storage heater. uPVC double glazed window to front enjoying similar views to the lounge. Wall light point. Emergency pull cord.

Shower Room

Shower area with fitted shower and hand rail. Low level w/c. Inset wash-hand basin with cupboard space below. Fully tiled walls. Hatch to roof space. Strip light/shaver point. Emergency pull cord.

Outside

There are communal gardens.

Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'C'

Long Term Flood Risk: Very Low

Tenure: Leasehold

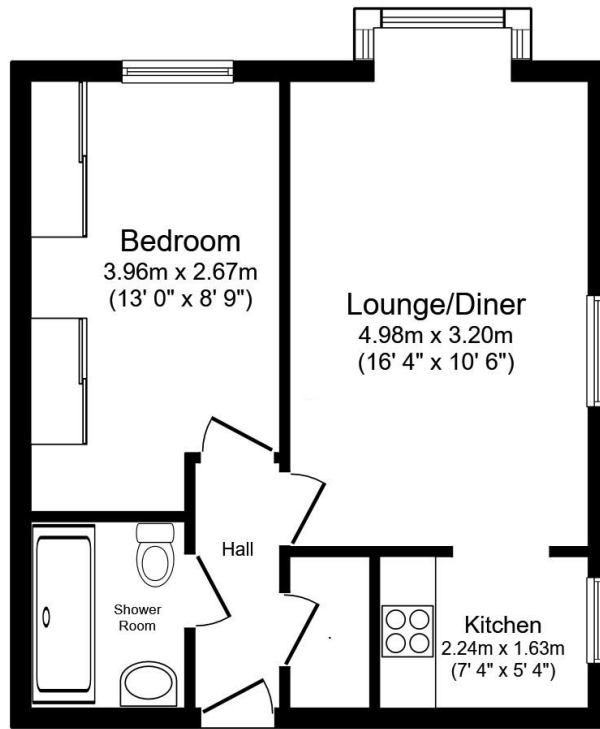
Length of Lease: 99 years from 1st February 1989

Years left on Lease: 63 years (expires 25th March 2088)

Maintenance Charge: £206.77 per month

Ground Rent: £219.98 - 6 months





Floor Plan
Floor area 40.8 sq.m. (440 sq.ft.)

Total floor area: 40.8 sq.m. (440 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation.com](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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.