

**SAMPLE
MILLS**



**Hacombe
Newton Abbot
Devon**

£135,000
LEASEHOLD





Hacombe, Newton Abbot, Devon

£135,000 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 and the property for sale is a first floor flat benefitting from a long lease.

The internal accommodation comprises quite an extensive hall opening through to a lounge with Victorian feature fireplace, separate kitchen with built in appliances, 2 bedrooms, the main bedroom benefitting from superb views over the countryside and built-in wardrobes and there is a bathroom.

For purchasers seeking a quiet, relaxing location, this property would be ideal. Further features include designated parking and communal gardens.



Communal Entrance

Door with peep hole opening through to:

Entrance Hall

Quite extensive. Night storage heater. Door opening through to:

Lounge – 5.72m x 3.18m (18'9" x 10'5")

Victorian open feature fireplace with mantle surround on tiled hearth with surround. TV point. Power points. Telephone point. Sash window overlooking the rear. Ceiling rose. Coving to ceiling. Folding doors through to:

Kitchen – 3.51m x 3.05m (11'6" x 10'0")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Plumbing for dishwasher. Partly tiled walls. Spotlight points. Space for further appliances. Window overlooking the rear. Coving to ceiling. Door through to:

Bedroom 2 – 3.73m x 2.49m (12'3" x 8'2")

Sash window. Coving to ceiling. Night storage heater.

Bedroom 1 – 5.08m x 4.57m (16'8" x 15'0")

Victorian cast iron fireplace with mantle surround on tiled hearth. Sash window overlooking the allotments and countryside beyond. Coving to ceiling. Night storage heater. Built-in wardrobe.

Bathroom – 2.54m x 1.88m (8'4" x 6'2")

Inset bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Laminate flooring.

Outside

There are communal gardens and designated parking.

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.

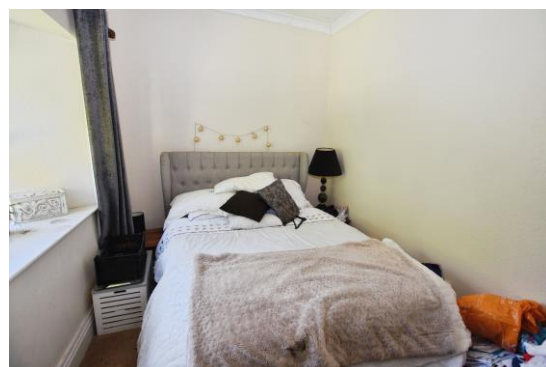
Service Charge: £217 per month (including Buildings Insurance and water) payable to First Port

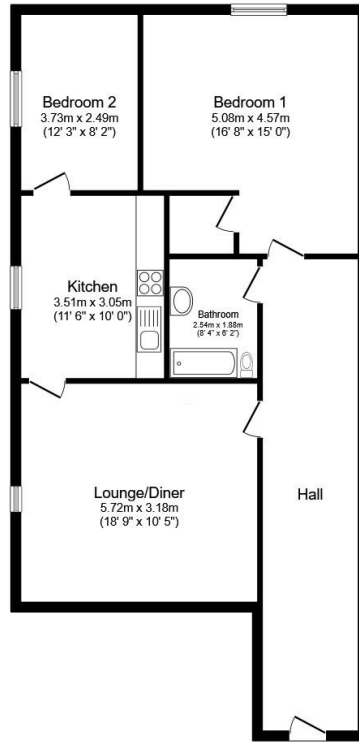
Council Tax Band: 'A' £1614.17 for year 25/26

EPC rating: 'E'

Long term flood risk: Very low

Pets: Written consent from the Lessor





Floor Plan

Floor area 94.8 sq.m. (1,020 sq.ft.)

Total floor area: 94.8 sq.m. (1,020 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		75 C
55-68	D		
39-54	E	49 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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