

**SAMPLE
MILLS**



**Newton Hall
Coach Road
Wolborough Hill
Newton Abbot
Devon**

£160,000
LEASEHOLD





Newton Hall, Coach Road, Wolborough Hill, Newton Abbot, Devon

£160,000 Leasehold

A first floor 1 bedroom purpose built flat situated in the popular area of Coach Road, providing excellent access and easy commuting distance for Newton Abbot train station, A380, A38, shops, schools and other local facilities.

The accommodation internally comprises entrance hallway, lounge with feature balcony, double bedroom, bathroom and kitchen/breakfast room.

Outside, there are well maintained communal gardens and a car port with an allocated parking space.

Viewing of the property is highly recommended.



uPVC double glazed door to:

Entrance Hallway

Coving to ceiling. Storage cupboard. Airing cupboard. Doors off to:

Kitchen – 2.70m x 2.60m (8'10" x 8'6")

Range of fitted base units. Worktop surface areas. Single oven. 4 ring hob. Extractor fan. Wall mounted cupboards. uPVC double glazed window. Plumbing for washing machine. Dimplex heater. Display cabinet.

Bathroom

Comprising 3 piece suite. Panelled bath, shower screen. Wash-hand basin. Obscure uPVC double glazed window.

Lounge – 4.00m x 3.80m (13'1" x 12'6")

Feature balcony (3.10m x 1.20m – 10'2" x 3'11") with open outlook and great views over the surrounding area towards Milber, Kingskerswell and over the surrounding fields. Coving to ceiling. Picture rail. TV point. Heater.

Double Bedroom – 3.40m x 2.50m (11'2" x 8'2")

uPVC double glazed window. Coving to ceiling. Outstanding open views over the surrounding area.

Outside

There are well maintained communal gardens and a car port with an allocated parking space.

Agent's Note

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

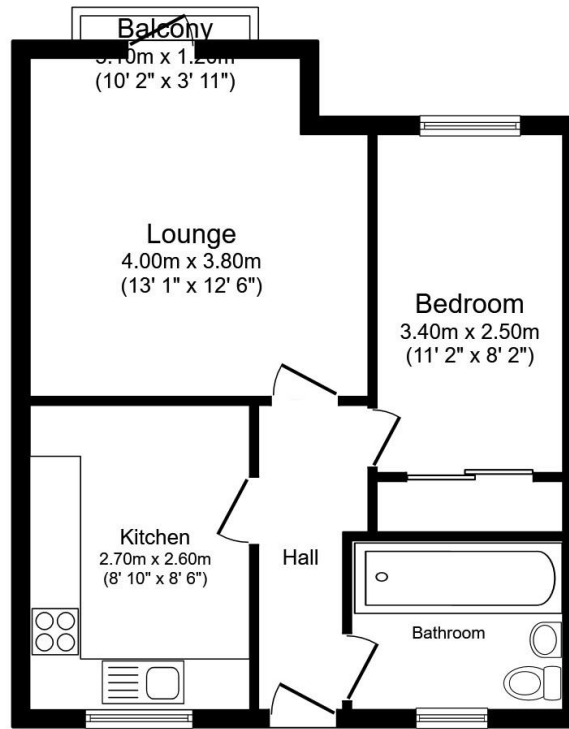
EPC Rating: 'E'

Long Term Flood Risk: Very Low

Tenure: Leasehold – 199 years from 1983

Service Charge: £1,200 per annum





Floor Plan
Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 45.7 sq.m. (492 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	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.

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