



**SAMPLE
MILLS**

**Moor Park Road
Kingskerswell
Newton Abbot
Devon**

£175,000
LEASEHOLD





Moor Park Road, Kingskerswell, Newton
Abbot, Devon

£175,000 Leasehold

A spacious 2 bedroom first floor flat situated just off the village centre of Kingskerswell. The property is situated with easy access for all local amenities to include the medical centre, which is a short distance away, as well as local shops, Church, Public Houses, easy access to Torquay, Newton Abbot, the A380 and A38 whilst also having a direct rail line to London Paddington from Newton Abbot railway station.

The accommodation internally comprises entrance hallway, lounge, kitchen, 2 bedrooms and a bathroom.

The property benefits from gas central heating, double glazing, parking to the front and garden to the side.

Viewing of this property is highly recommended for those seeking a spacious first floor flat with some open views and being sold with **NO CHAIN**.



uPVC double glazed door to:

Entrance Hallway

Single panelled radiator. Coving to ceiling. Smoke detector. Access to loft area.

Lounge – 5.10m x 3.60m (16'9" x 11'10")

uPVC double glazed window looking over the front. Coving to ceiling. uPVC double glazed window to the side. Single panelled radiator. Cotswold effect stone built fireplace with mantle, hearth, recessed area, display area and shelving over. TV point. BT point.

Kitchen – 3.10m x 2.30m (10'2" x 7'7")

uPVC double glazed windows to the front and to the side. A range of fitted base units with worktop surface areas. Stainless steel drainer with mixer tap over. 4 ring hob. Built-in double oven with storage cupboards below and over. Coving to ceiling. Single panelled radiator.

Bedroom 1 – 3.60m x 3.60m (11'10" x 11'10")

uPVC double glazed window to the side with views over the surrounding area. Single panelled radiator. Coving to ceiling.

Bedroom 2 – 3.60m x 3.60m (11'10" x 11'10")

uPVC double glazed window to the rear. Storage cupboard with Baxi boiler serving hot water and central heating. Coving to ceiling. Double panelled radiator.

Bathroom

Panelled bath. Pedestal wash-hand basin. Low level w/c. Obscure glazed window.

Outside

The property has parking to the front, garden to the side with a range of borders and shrubs.

Agent's Note

Council Tax Band: 'B' £1942.22 for 2025/26

EPC Rating: 'D'

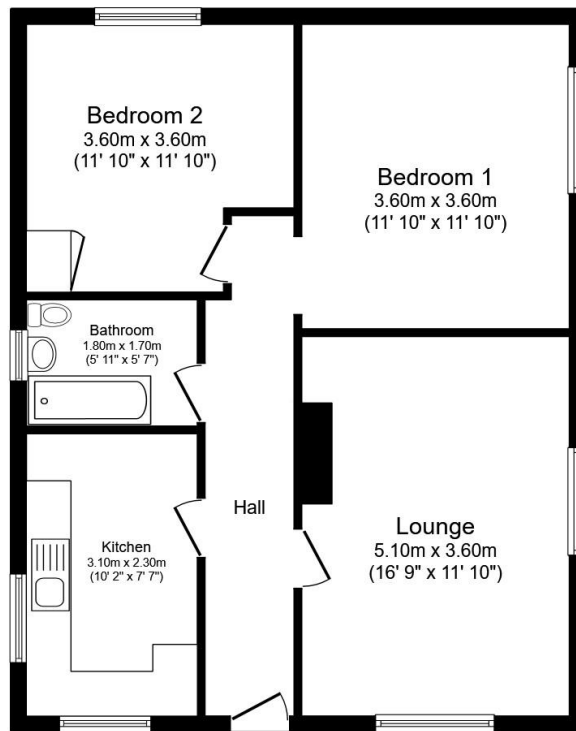
Long Term Flood Risk: Very Low

Lease: 999 years from 1st January 2008

Service Charge: 50%

Peppercorn Rent: £1.00





Floor Plan

Floor area 67.8 sq.m. (730 sq.ft.)

Total floor area: 67.8 sq.m. (730 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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.