

**SAMPLE
MILLS**



**Chelston Road
Abbotsbury
Newton Abbot
Devon**

£150,000
LEASEHOLD





Chelston Road, Abbotsbury, Newton
Abbot, Devon

£150,000 Leasehold

A converted First Floor Flat situated just off the town centre in the popular area of Abbotsbury with easy access to the town centre and all other local facilities to include shops, schools, doctors, dentists, library, cinema, leisure centre, A38, A380, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The property is situated centrally and is ideal for those seeking a 2 bedroom flat just off the town centre.

The property is being sold with **NO CHAIN**. It has double glazing, gas central heating and has spacious accommodation.

The internal accommodation comprises a lounge area with feature bay window looking over the front, kitchen area, there are 2 bedrooms (which are both doubles), a good sized bathroom and spacious landing.



Communal Entrance Hallway

Staircase to landing with wooden balustrade. Door to:

Hallway

Double glazed window looking over the front. Double panelled radiator. Access to loft area. Storage cupboard with Glow Worm boiler serving hot water and central heating. Doors off to:

Lounge/Kitchen/Dining Area – 6.20m x 4.50m (20'4" x 14'9")

Lounge Area

Bay window looking over the front. Double panelled radiator. Feature fireplace, tiled insert, cast iron surround and mantle over. Storage cupboard to the side and display cabinet over. Recessed area. TV point. Squared arch through to:

Kitchen Area

A range of fitted base units. Worktop surface areas. Built-in single oven with 4 ring halogen hob. Range of wall mounted cupboards. Part tiled walls. uPVC double glazed window looking over the front with views over. Stainless steel drainer. Space for fridge/freezer. Wooden effect flooring. Double panelled radiator. Doors off to:

Bedroom 1 – 4.30m x 3.30m (14'1" x 10'10")

uPVC double glazed window looking over the rear. Double panelled radiator.

Step down onto Landing

Bedroom 2 – 3.40m x 3.10m (11'2" x 10'")

Dual aspect uPVC double glazed windows to the side and to the rear with views towards Wolborough Hill and over.

Bathroom

Panelled bath, shower screen, taps, tiled walls and Mira shower. Obscure uPVC glazed window. Ladder radiator. Low level w/c. Wash-hand basin. Fixed mirror. Coving to ceiling. Wooden effect flooring.

Agent's Note

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

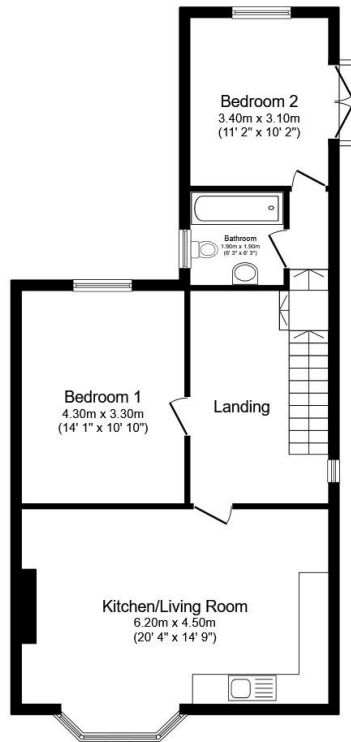
EPC Rating: 'C'

Long Term Flood Risk: Very Low

Length of Lease: 999 years

Ground Rent: £50 per annum
(cost to be split 3 ways as with Buildings Insurance)





Floor Plan
Floor area 68.3 sq.m. (735 sq.ft.)

Total floor area: 68.3 sq.m. (735 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	71 C	73 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.