

**SAMPLE
MILLS**



**Torvesco House
Knowles Hill Road
Knowles Hill
Newton Abbot
Devon**

OIEO £140,000

LEASEHOLD





Torvesco House, Knowles Hill Road, Knowles Hill, Newton Abbot, Devon

OIEO £140,000 Leasehold

A VIEW TO FALL IN LOVE WITH! Torvesco House, presents a fantastic opportunity to acquire a beautifully refurbished flat boasting excellent views and a superb location close to Newton Abbot town centre. With its fresh, ready-to-move-into accommodation, this is a home that combines comfort, convenience and an appealing outlook.

Whether you're a first-time buyer looking to take that exciting step onto the property ladder, a professional seeking a conveniently located home, or someone looking to downsize without compromising on location, this property deserves your attention. Enjoy the convenience of having shops, cafés, local amenities and transport links close at hand, making everyday living wonderfully straightforward.

A particularly valuable feature is the **garage**, offering that all-important extra practicality, whether for parking or storage. Combined with the excellent views and refurbished interior, it makes this an appealing proposition for a wide range of buyers looking for something a little special.

Offered with NO ONWARD CHAIN, this is an opportunity not to be missed. If you're searching for a home that offers views, convenience and the benefit of a garage, all within easy reach of the town centre, Torvesco House could be just what you've been waiting for. **Arrange your viewing today!**



uPVC double glazed door through to:

Entrance Hall

Single panelled radiator. Telephone point. Door through to:

Lounge - 4.57m x 3.53m (15'0" x 11'7")

Tiled feature fireplace on hearth with mantle over. Double panelled radiator. uPVC double glazed windows to two aspects over the front and side, from which far reaching views over the surrounding area towards Newton Abbot, up to Oghwell and over towards Highweek and countryside beyond are obtained. TV point.

Newly Fitted Kitchen - 2.49m x 2.24m (8'2" x 7'4")

Improved kitchen comprising inset one and a half bowl stainless steel sink unit with mixer taps. Fitted base units. Worktop areas including splashbacks. Plumbing for washing machine. Gas cooker point. uPVC double glazed window enjoying far reaching views over towards Highweek and beyond. Wall hung Baxi boiler for instant hot water and central heating system. Serving hatch through to the lounge. Walk-in shelved area. Laminate flooring.

Double Bedroom - 4.14m x 2.84m (13'7" x 9'4")

Double panelled radiator. uPVC double glazed window overlooking the rear. Built-in wardrobe. TV point.

Bathroom

Newly fitted with a panelled bath with mixer taps and fitted shower over. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Water resistant panelling to part of the walls. Two built-in cupboards.

Outside

There is an integral central garage with mezzanine storage area plus private parking.

Flat 2 owns the front RHS garden as you are looking out.

Agent's Note

Council Tax Band: 'A' £1809.85 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low

Tenure: Leasehold

Freehold: 25%

Length of Lease: 999 years from 14th December 1984

No Service Charge

No Ground Rent

25% Payable to any shared areas if any costs arise.

Shared roof, pathways, driveway and washing line.

Management Company: Torvesco House Management Company

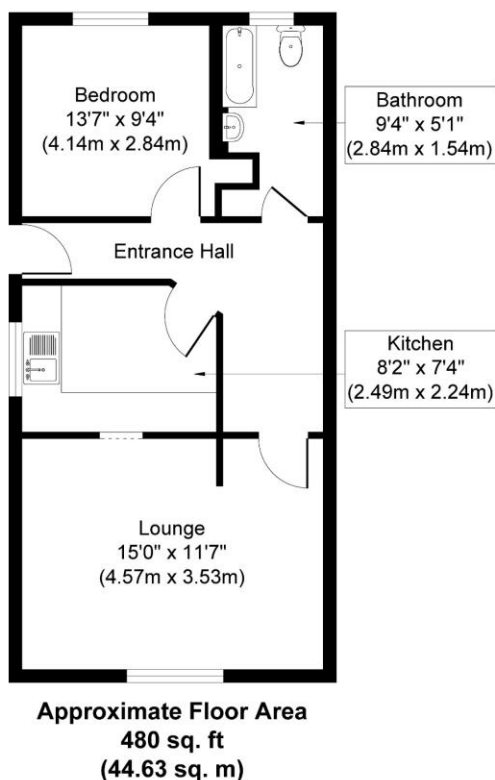
Building Insurance: £236.00 per flat

Mains Gas

Mains Electric

Metered Water





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	71 C	75 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.