

**SAMPLE
MILLS**



**D'arcy Court
Marsh Road
Newton Abbot
Devon**

£110,000
LEASEHOLD





**D'arcy Court, Marsh Road, Newton
Abbot, Devon**

£110,000 Leasehold

A well-presented ground floor flat forming part of this retirement complex close to all amenities in a level position in town, close to doctors, dentists, parks and bus routes, together with an easy walk into the town centre. The A380 to Exeter and the link road to Torbay, as well as the mainline rail links to London/Paddington are a short distance away.

The internal accommodation comprises entrance hall, double bedroom with built-in wardrobe, lounge with doors to the gardens, fitted kitchen and shower room. Other features include emergency alarm pull cords, Telecom entry system, night storage heating and double glazing.

Further benefits include communal facilities including laundry room, residents' lounge, gardens and parking.

The property is being sold with NO CHAIN.

Viewing of this property is highly recommended for those seeking a flat within easy walking distance of the town centre and close to the 'Rec' centre with squash and tennis courts together with other social facilities.



Door to:

Entrance Hall

Two storage cupboards. Door off to:

Lounge – 6.12m x 3.25m (20'1" x 10'8")

uPVC double glazed door opening onto a small, paved area and the pleasant communal gardens. TV point. Wall heater. Glazed double doors open into:

Kitchen – 2.64m x 2.31m (8'8" x 7'7")

A range of matching wall and base units. Worktop surface areas. Stainless steel drainer with mixer taps. Built-in hob with extractor canopy over. Built-in oven with cupboard space above and below. Space for fridge/freezer. uPVC double glazed window with outlook onto the gardens.

Double Bedroom – 4.14m x 2.77m (13'7" x 9'1")

Built-in wardrobe with mirror doors. TV point. Heater. uPVC double glazed window.

Shower Room

Comprising 3-piece suite. Shower cubicle with built-in shower, shower screen and grab rails. Low level w/c. Vanity wash-hand basin. Tiled walls.

Communal Facilities

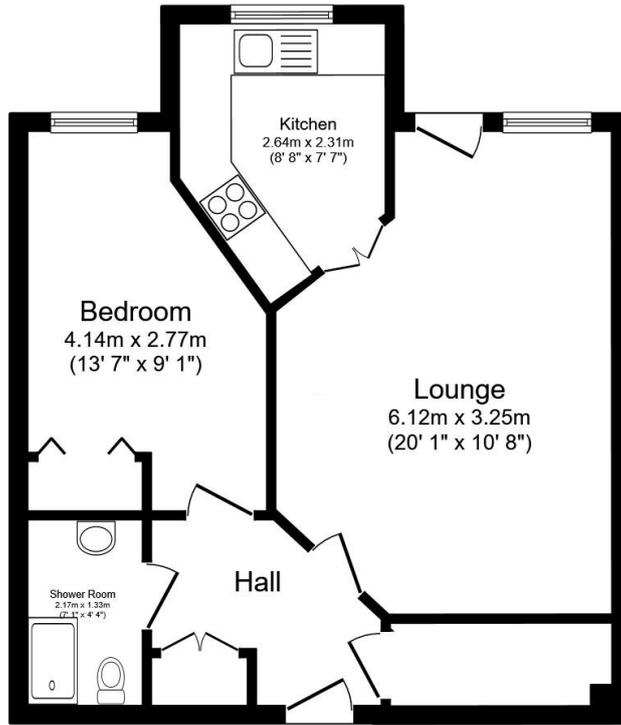
Communal gardens
Parking available through the house manager
Residents' lounge
Laundry room

Agent's Note

Council Tax Band: 'C' Teignbridge District Council
EPC Rating: 'C'
Long Term Flood Risk: Very Low/Medium

Tenure: Leasehold
Lease: Expires 1st July 2124
Service Charge: Currently £960 every six months
Ground Rent: Currently £165 every six months





Floor Plan
Floor area 48.3 sq.m. (520 sq.ft.)

Total floor area: 48.3 sq.m. (520 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	79 C	82 B
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.