SAMPLE MILLS



Marsh Road
Newton Abbot
Devon

£100,000
LEASEHOLD







Marsh Road, Newton Abbot, Devon



£100,000 leasehold

A superb opportunity to acquire a well presented ground floor flat situated in this popular development, Darcy Court, providing easy access for all local amenities. The property is set close to the town centre, has easy access to the football or cricket pitch, train station and all other local facilities. The property is sold with NO CHAIN and viewing is highly recommended for those looking for one of these desirable ground floor apartments.

The property accommodation internally comprises entrance hallway, lounge, kitchen off set the lounge, bedroom with built-in wardrobes and bathroom.

The property benefits from Warden assisted living. It has a communal lounge and communal gardens. The property is ideal for those seeking a property in this location.

Viewing of this property is highly recommended.



Entrance Hallway
Storage cupboard with consumer box.

Lounge - 6.15m x 3.32m (20'2" x 10'7")
Double glazed windows and doors providing access onto the rear communal gardens. Wall mounted heater. Door to:

Kitchen - 2.31m x 2.16m (7'7" x 7'1")
A range of fitted wall and base units. Stainless steel drainer with taps over. Display cabinets. Double oven. Built-in fridge and freezer. Space for washing machine. Tiled walls. Double glazed window looking over the rear.

Bedroom - 4.80m x 2.79m (15'9" x 9'2")
Built-in wardrobes with folding doors, hanging rails and shelving. Double glazed window looking over the rear.

Bathroom
Comprising 3 piece suite. Panelled bath. Low level w/c. Wash-hand basin.

Agent's Note
Council Tax Band: 'C' £2413.13 for 2026/27

EPC Rating: 'B'

Long Term Flood Risk: Very Low/Medium

Lease: 125 years from 1999

Minimum Age: 60

Service Charge: £1,527.10 Half yearly in Advance (Firstport Residential Property Management))

Rent: £339.79 Half yearly in Advance (Estates & Management Limited)

Video Door Entry System (linked to owners TV)

Guest Suite and Lift to all floors

Communal Laundry

Communal Gardens

Location
D'Arcy Court is conveniently positioned with easy level walking distance to Newton Abbot town centre with its amenities and facilities to include shops, pubs, restaurants, banks, library, cinema, doctors, dentists, leisure centre and the Recreational Trust. Excellent transport links are available nearby, with regular bus services, the main rail line to London Paddington and the A380 to Torbay and Exeter. The area also provides access to pleasant riverside walks including Jetty Marsh Nature Reserve, while the South Devon coastline and Dartmoor National Park are both easily accessible. Ideal for those seeking town-centre convenience combined with access to nature and countryside.

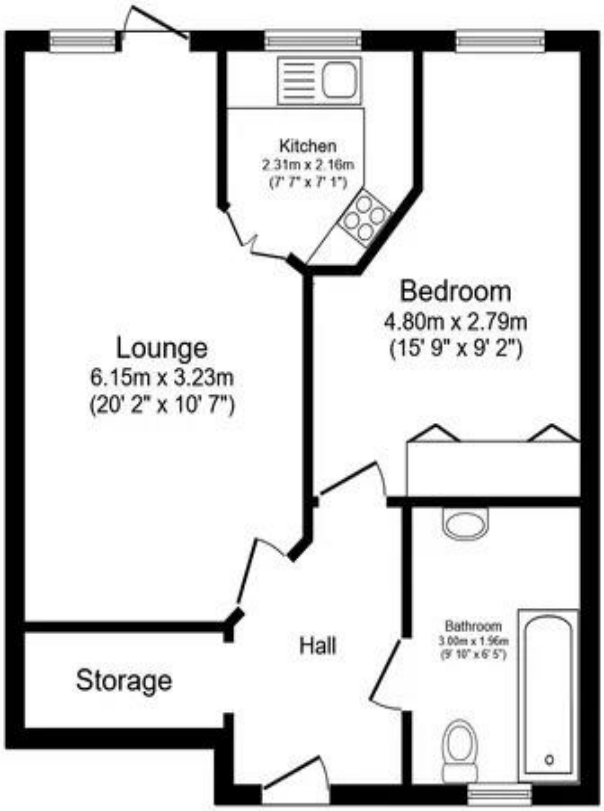












Ground Floor

Total floor area: 49.3 sq.m. (530 sq.ft.)

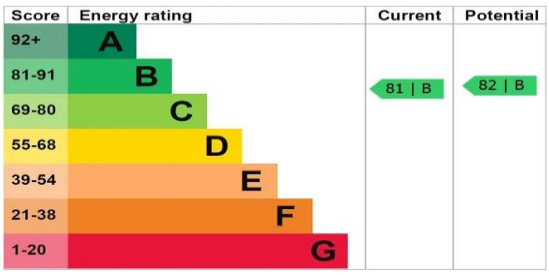
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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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.