SAMPLE MILLS



Fouracre Way
Kingsteignton
Newton Abbot
Devon

£80,000
LEASEHOLD







Fouracre Way, Kingsteignton, Newton Abbot, Devon



£80,000 leasehold

Situated in the popular area of Kingsteignton, we are pleased to offer this upgraded Ground Floor Flat for sale that benefits from garden and parking, and is situated within easy reach of the A380, A38, M5 motorway and all local facilities including shops, schools, pubs, health centre and bus services. It also has easy access to Newton Abbot town centre and the main rail line to London Paddington.

The property accommodation has been upgraded and is ideal for those downsizing, first time buyers or investors. Internally, the property comprises entrance hallway, lounge/kitchen area, bedroom and a bathroom.



Further benefits include uPVC double glazing, an allocated parking space, and a garden area with far reaching views over the surrounding area towards Dartmoor.

For those seeking a Ground Floor Flat situated in the prominent part of Kingsteignton, providing easy access for all facilities, this would make an ideal first time buy or investment opportunity.

uPVC double glazed door to:

Entrance Vestibule
Mat well. Electric meter. Inner porch. Door through to:

Bathroom
Comprising 3 piece suite. Panelled bath. Wash-hand basin. Low level w/c. Extractor fan. Tiled walls. Circular light. Airing cupboard with immersion tank. Vinyl flooring. Door through to:

Open Plan Kitchen/Lounge Area - 4.50m x 3.00m (14'9" x 9'10")
Two uPVC double glazed windows looking over the front. Fitted wooden base units. Fitted mini fridge. Worktops. Stainless steel drainer with mixer tap over. Vinyl area. TV point. Textured ceiling.

Bedroom - 2.86m x 1.60m (9'5" x 5'3")
uPVC double glazed window to the front. Extractor fan. Storage areas.

Outside
The property has a gravelled area to the front with a lawned garden. There is a very large lockable outdoor storage cupboard next to the front door. There is also an allocated parking space.

The property also benefits from a rear garden which is just set off, with a large area that is ideal for those wishing to put in a garden shed or garden enjoyment.

Agent's Note
Council Tax Band: 'A' £1777.71 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Very Low

Tenure: Leasehold - 999 year Lease from 1st January 1980.

Maintenance costs: 25% share of the cost of any maintenance carried out.

Directions
From our Newton Abbot Office, turn left onto Market Street. Turn right onto Halcyon Road/B3195. At the roundabout take the second exit onto Newton Road/B3195. At the roundabout take the second exit onto Newton Road/B3195. At the roundabout take the second exit onto Greenhill Way/B3193. At the roundabout take the second exit onto Vicarage Hill/B3193. At the roundabout take the first exit onto Longford Lane. Turn right onto Longfield Avenue. Bear right at Hollam Way. Turn left onto Fouracre Way, where the property can be found.













Floor Plan

Total floor area: 26.8 sq.m. (289 sq.ft.)

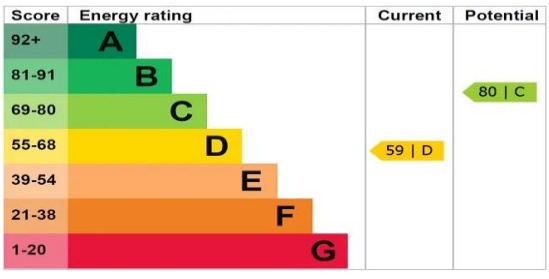
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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