

**SAMPLE  
MILLS**



**Orleigh Cross  
Newton Abbot  
Devon**

**£155,000**  
LEASEHOLD





Orleigh Cross, Newton Abbot, Devon

**£155,000 Leasehold**

A spacious purpose built ground floor apartment located in the desirable Orleigh Cross development with easy access to all local amenities to include Newton Abbot Hospital, the town centre, the mainline railway station to London Paddington, plus the A38/A380 and M5 motorway for onward journeys.

The internal accommodation comprises a communal hallway leading to personal entrance door into the entrance hall with 2 storage cupboards. There is a spacious contemporary open plan living/dining/kitchen area with dual aspect windows and fitted appliances in the kitchen area.

There are 2 good sized bedrooms, master en suite and a separate bathroom with fitted shower.

The property is being sold with no onward chain.



## Communal Hallway

Door off to:

## Entrance Hall

Two large storage cupboards, one housing the consumer box. Smoke detector. Radiator. Doors off to:

## Open Plan Lounge/Kitchen – 6.81m x 3.20m (22'4" x 10'6")

### Lounge Area

2 dual aspect uPVC double glazed windows. Two radiators. TV point. Walk through to:

### Kitchen Area

A range of fitted base units. Worktop surface areas. Built-in 4 ring hob. Stainless steel splash back. Stainless steel extractor hood. Built-in oven with pull out storage cupboards. Cupboard housing the wall mounted combi boiler serving hot water and central heating system. Plumbing for washing machine. 1½ stainless steel sink unit with mixer taps. uPVC double glazed window.

## Bedroom 1 – 3.10m x 2.5m (10'2" x 8'2")

Double room. uPVC double glazed window. Single panelled radiator. Door to:

### En-Suite Shower Room

Shower cubicle with folding door. Mira power shower. Tiled walls. Low level w/c. Wash-hand basin. Fixed mirror. Shaver light and socket. Tiled floor. Single panelled radiator. Fitted towel rail. Extractor fan.

## Bedroom 2 – 3.50m x 2.10m (11'6" x 6'11")

Single room. uPVC double glazed window. Single panelled radiator.

## Bathroom

Panelled bath with mixer tap. Pedestal wash-hand basin. Low level w/c. Radiator. Part tiled walls.

## Outside

Communal garden area.

## Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'B'

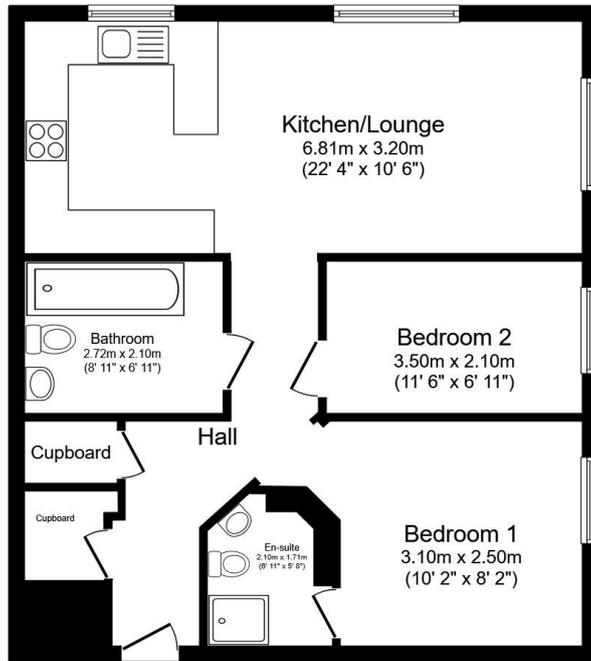
Long Term Flood Risk: Very Low

Tenure: Leasehold 199 years from 2014

Maintenance Charge: £162.11 pcm - TBC

Ground Rent: £125 - TBC





**Floor Plan**

Floor area 65.5 sq.m. (705 sq.ft.)

Total floor area: 65.5 sq.m. (705 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	81   B	81   B
69-80	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.