



## Bowker House, 8 The Old Cockington School Mews, 8 Old Mill

£1,475

- New Built
- 2 allocated parking spaces
- Chelston, Torquay
- Parking with electric charging point
- 3 Bedrooms
- Views over park

# 8 Old Mill Road, Torquay TQ2 6FB

3 Bedroom End of terrace house in exclusive new development in well sought after area of Chelston with pleasant views over Sherwell Park. Property is finished to a high standard with fully equipped kitchen and modern bath & shower room. There is allocated parking for 2 cars with access to electric charging points, as well as communal bike store. Available end of February 2026



Council Tax Band: C



## VIDEO TOUR AVAILABLE ONLINE

End of terrace house in exclusive new development finished to a high standard with fully equipped kitchen and modern bathroom.

There is allocated parking for 2 cars with access to electric charging points, as well as communal bike store.

Front and rear patio gardens and private walkway on the side of house. Property offers pleasant views over Sherwell Park.

Sorry no pets. Available end of February 2026

### Downstairs

Large lounge with integrated fibre optic cabling and TV point. Under stairs storage cupboard.

Open plan kitchen diner with French Doors leading to rear garden. Kitchen is equipped with large American style fridge freezer and dishwasher. Space for washing machine. Integrated oven and hob with extraction over.

Ground floor WC.

### Upstairs

Family bathroom with bath and separate large walk in shower with rain shower head plus a hand held attachment.

Three good size bedrooms with fitted venetian blinds and new carpet.

Gas central heating, UPVC double glazing, fibre optic cabling.

EPC B, Council Tax Band C.

### Holding fee for Advert

Fresh Move Ltd is an ARLA Member ensuring that we are trained in the very latest letting legislation. All our contracts and practices are ARLA approved. [www.propertymark.co.uk](http://www.propertymark.co.uk)

As well as paying the rent, you may also be required to make the following permitted payments.

### Permitted payments

Before the tenancy starts (payable to Fresh Move Ltd 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Fresh Move or the Landlord)

For English properties:

Payment of up to £50 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3%

Payment of cost for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable

Utilities – gas, electricity, water

Communications – telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

### Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

### Tenant protection

Fresh Move is a member of PropertyMark, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

Please refer to fresh moves applicant information form that further details the applicants lettings process

### IMPORTANT NOTE:

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

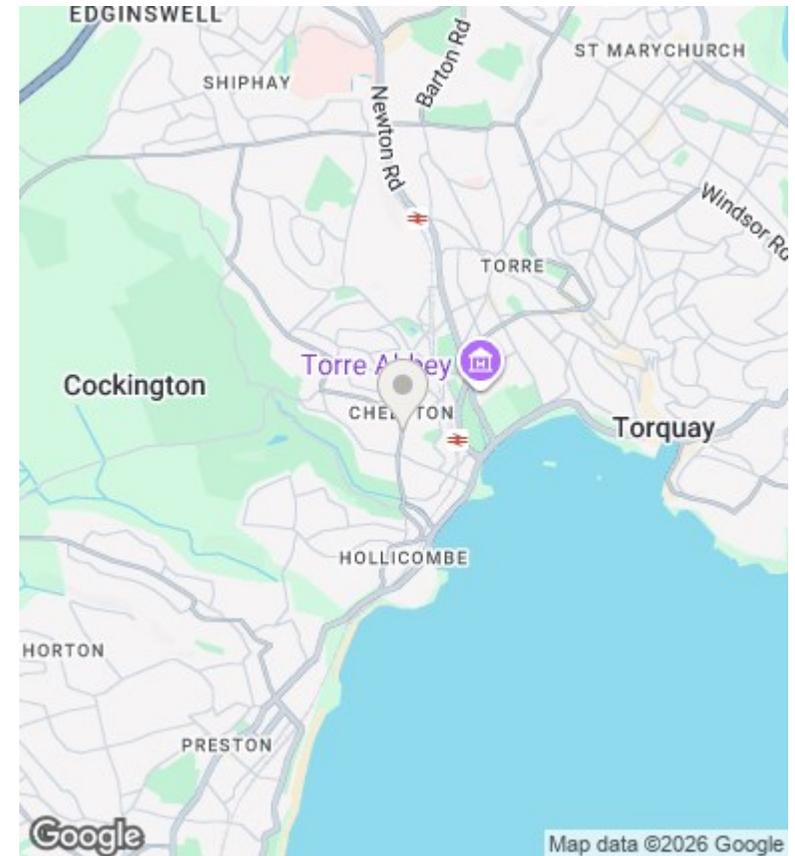
## Directions

## Viewings

Viewings by arrangement only. Call 01803 504000 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	