

Milber, Newton Abbot

£156,500

Receptions: 1 | Bedrooms: 2 | Bathrooms: 1 |

A well presented purpose built two bedroom apartment, offering comfortable spaces, a Juliet balcony with views, and the convenience of allocated parking. To arrange a viewing, please quote CS1097.

Accessed via a communal entrance with stairs leading to the second floor, the apartment opens into an entrance hall with storage cupboard, a secure door entry intercom system, and doors leading to all main rooms. The living space comprises an open-plan sitting room and kitchen/diner, designed for modern living with UPVC double glazed windows offering views across Newton Abbot and towards distant fields, and featuring double doors opening to a Juliet balcony. The kitchen area is equipped with integrated appliances, including an oven, hob, extractor, integral fridge freezer and washer/dryer. There are two double bedrooms and a bathroom/WC.

Situated with excellent access to the A380 for Exeter/M5, this property also benefits from local amenities, supermarkets, schools and nearby Newton Abbot Train Station.

THE ACCOMMODATION COMPRISES:

Communal entrance with stairs to second floor. Door to:

ENTRANCE HALL - 4.7m x 0.89m (15'5" x 2'11") Maximum Measurements.

Pendant light points, hatch to loft space, smoke detector, radiator, storage cupboard, secure door entry intercom system, doors to:

OPEN PLAN SITTING ROOM & KITCHEN/DINER - 6.98m x 3.71m (22'11" x 12'2") Maximum Measurements.







SITTING ROOM

Pendant light point, UPVC double glazed windows to sides and with views across Newton Abbot and towards distant fields, UPVC double doors opening to Juliet balcony, radiator with thermostat control, TV connection point, telephone point, storage cupboard.

KITCHEN/DINER

Directional spotlights, wall mounted combination boiler. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, wall cabinets, integral fridge/freezer, integral washer/dryer.

BEDROOM ONE - 3.89m x 3.05m (12'9" x 10'0") Maximum Measurement.

Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

BEDROOM TWO - 3m x 3m (9'10" x 9'10")
Pendant light point, UPVC double glazed window to front aspect, radiator.

BATHROOM/WC - 2.06m x 1.63m (6'9" x 5'4")

Light point, extractor fan, strip light and shaver socket. Comprising panelled bath with twin hand grips and electric shower over, wall mounted wash hand basin with tiled splash back, WC, heated towel rail.

USEFUL INFORMATION

Tenure – LEASEHOLD 999 years from 01/04/2008
Service Charge - £1000 per annum
Age - 2008
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band B
EPC Rating - B/81 potential - B/81

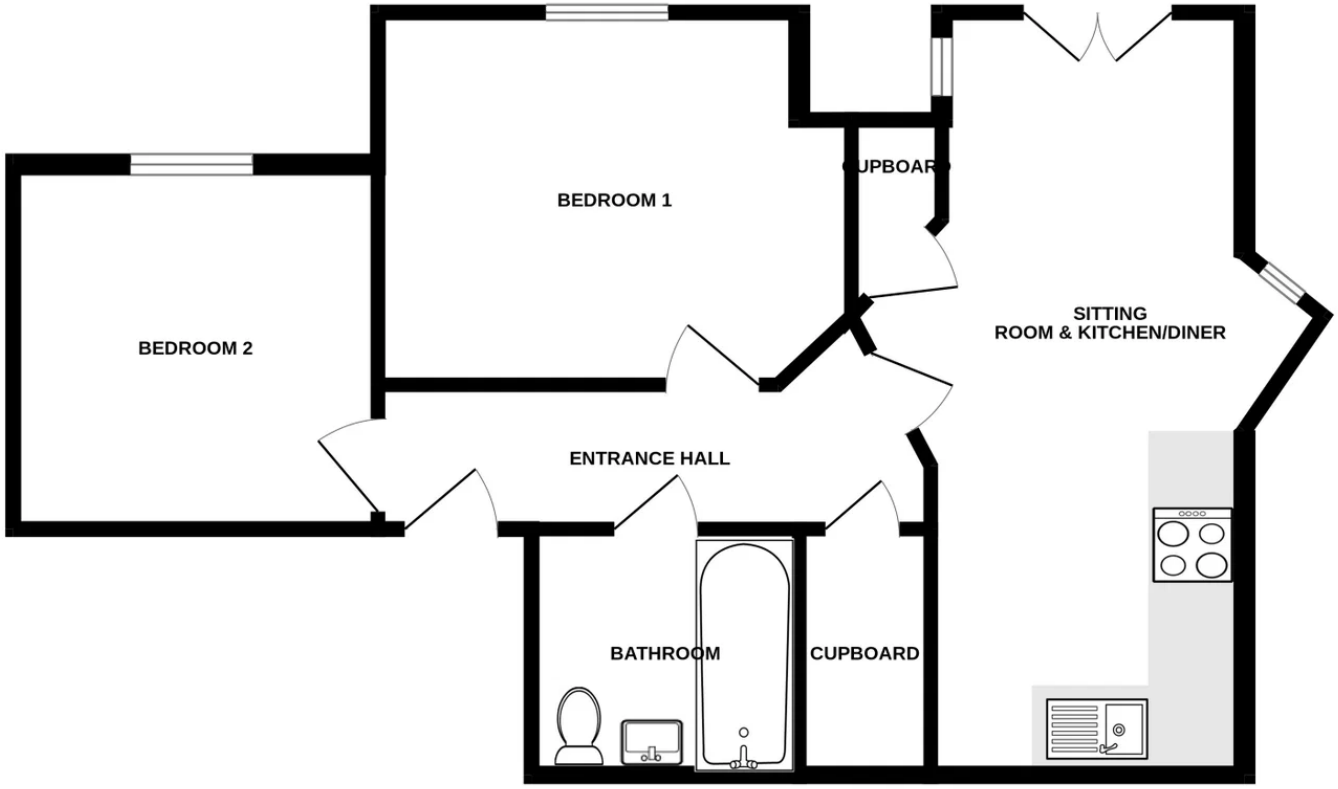





EXCUSE ME,
ARE YOU POOPING?



SECOND FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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