

**SAMPLE
MILLS**



**The Priory
Abbotskerswell
Newton Abbot
Devon**

£250,000
LEASEHOLD





The Priory, Abbotskerswell, Newton Abbot, Devon

£250,000 leasehold

An elegant two bedroom Apartment situated within The Priory retirement development on the edge of Abbotskerswell, set within delightful communal grounds and enjoying excellent views over the surrounding countryside towards Kingskerswell.

The Apartment is located on the first floor and benefits from lift access, night storage heating and an allocated parking space.

The internal accommodation comprises entrance hall, lounge/dining room with two sash windows and door opening onto a balcony from where you can enjoy the countryside views, kitchen, two bedrooms, shower room and separate utility room.

The development benefits from immaculately maintained communal gardens, communal parking, a guest suite, 24 hour emergency call alarm system, an indoor heated swimming pool, hairdressers and library, and offers a range of events/activities for residents to participate in should they wish to.

Viewing is highly recommended to appreciate the amenities the retirement development and the apartment have to offer in this picturesque setting.

Agent's Note:

Tenure: Leasehold, 261 years remaining

Service Charge: £9404 per annum (to be confirmed)



Communal Entrance

Lift up to the First Floor.

Entrance Hall

Door with peep hole. Cloaks cupboard. Two night storage heaters. Intercom system. Door opening through to

Lounge/Dining Room – 5m 59cm by 3m 99cm (18' 4" by 13' 1")

Two night storage heaters. Wall mounted electric heater within feature fireplace. TV point. Telephone point. Four wall light points. Two sash windows enjoying views over The Priory grounds and surrounding countryside, towards Kingskerswell. Glazed door opening onto the Balcony boasting excellent countryside views.

Kitchen – 3m by 2m 59cm (9' 10" by 8' 6")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built in 4 ring electric hob with extractor hood above. Built in electric oven. Integrated fridge freezer. Space for further appliance. Partly tiled walls. Sash window with shutters overlooking the grounds.

Bedroom 2 – 3m by 2m 69cm (9' 10" by 8' 10")

Sash window with shutters.

Bedroom 1 – 3m 51cm by 2m 90cm (11' 6" by 9' 6")

Mirror fronted built in wardrobes. Night storage heater. TV point. Telephone point. Two sash windows enjoying distant countryside views.

Utility Room

Plumbing for automatic washing machine. Heated towel rail. Wall mounted wash hand basin. Fitted shelving. Extractor fan.

Shower Room

Shower cubicle with fitted shower. Inset wash hand basin. Low level WC. Part panelling to walls. Hatch to roof space. Heated towel rail.

OUTSIDE

The property stands within mature grounds incorporating immaculately manicured lawns, and an abundance of plants, trees and shrubbery.

The property enjoys outstanding far reaching countryside views offering a great deal of peace and tranquillity.

There is allocated parking for the Apartment, as well as communal parking.

Agent's note

Council tax band: 'D' £2566.08 for year 26/27

EPC rating: 'D'

Long Term Flood Risk: Very low

Tenure: Leasehold, 261 years remaining

Service Charge: £9404 per annum (to be confirmed)

DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.





Total floor area: 71.5 sq.m. (769 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		
69-80	C		75 C
55-68	D	64 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.