

**SAMPLE
MILLS**



**D'arcy Court
Marsh Road
Newton Abbot
Devon**

£225,000
LEASEHOLD





**D'arcy Court, Marsh Road, Newton
Abbot, Devon**

£225,000 Leasehold

A 2 bedroom first floor flat forming part of this retirement complex close to all amenities in a level position in town, close to doctors, dentists, parks and bus routes, together with an easy walk into the town centre. The A380 to Exeter and the link road to Torbay, as well as the mainline rail links to London/Paddington are a short distance away.

The internal accommodation comprises entrance hall, 2 double bedrooms with fitted wardrobes, lounge/dining room with doors opening to the balcony, fitted kitchen and shower room. Other features include emergency alarm pull cords, Telecom entry system, night storage heating and double glazing.

Further benefits include communal facilities including laundry room, residents' lounge, gardens and parking.

Viewing of this property is highly recommended for those seeking a flat within easy walking distance of the town centre and close to the 'Rec' centre with squash and tennis courts together with other social facilities.



Door to:

Entrance Hallway

Coving to textured ceiling. Recessed cupboard with shelving. Walk-in airing cupboard with tank and shelving. Economy 7 heater. Emergency pull cord and intercom system. Door to:

Lounge/Dining Room – 7.74m x 5.12m (25'5" x 16'10")

uPVC double glazed window. uPVC double glazed door and side panel opening to the paved balcony with wrought iron surround and enjoying views over the surrounding area. Feature fireplace with surround, inset marble panel, matching raised hearth, mantle and integrated coal effect electric fire. Coving to textured ceiling. TV point. Telephone point. Two economy 7 heaters. Emergency pull cord. Doors opening to:

Kitchen – 2.62m x 2.36m (8'7" x 7'9")

A range of matching wall and base units. Worktop surface areas. Stainless steel single drainer sink unit. 4 ring electric hob. Integrated fan oven with cupboards above and below. Canopy. Tiled splashbacks. Plumbing for dishwasher. Space for fridge/freezer. Coving to textured ceiling. uPVC double glazed window.

Bedroom 1 – 4.79m x 3.28m (15'9" x 10'9")

uPVC double glazed window. Economy 7 heater. Coving to textured ceiling. Fitted wardrobes with mirror fronted doors, hanging rails and shelving. Storage cupboards, dressing table and drawer units. Telephone point. TV point. Emergency pull cord.

Bedroom 2 – 4.79m x 2.88m (15'9" x 9'5")

uPVC double glazed window. Fitted wardrobes with folding mirror fronted doors. Coving to textured ceiling. Wall mounted electric panel heater. Telephone point. Emergency pull cord.

Shower Room

Oversized double shower cubicle with glass screen, door and fitted Mira shower. Low level w/c. Vanity wash-hand basin. Mirror. Storage cupboards. Recess fitted shelving. Shaver light and socket. Creda warm air heater. Coving to textured ceiling. Extractor fan. Fully tiled walls.

Communal Facilities

Communal gardens
Parking available through the house manager
Residents' lounge
Laundry room

Agent's Note

Council Tax Band: 'D' £2714.78 for 2026/27

EPC Rating: 'B'

Long Term Flood Risk: Very Low/Medium

Tenure: Leasehold

Lease: 125 years from 1999

Service Charge: £4426 – September 2025 to August 2026

Ground Rent: £300

Management Company: First Port Management





Floor Plan
 Floor area 88.2 sq.m. (949 sq.ft.)

Total floor area: 88.2 sq.m. (949 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	82 B	85 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.