

**SAMPLE
MILLS**



**College Road
Wolborough Hill
Newton Abbot
Devon**

£325,000
FREEHOLD





College Road, Wolborough Hill, Newton Abbot,
Devon

£325,000 freehold

Sample Mills are delighted to offer for sale this beautifully presented purpose built 2 bedroom flat situated at the end of College Road in Wolborough Hill with outstanding views over the rolling fields, surrounding countryside, Decoy Woods and Wolborough Hill, and with easy access to all local amenities to include schools, shops, leisure centre, cinema, pubs and restaurants, library, doctors, dentists, A38, A380, M5 motorway, the link road to Torbay and the main rail line to London Paddington.

The accommodation internally comprises an open plan lounge/kitchen/dining area with patio doors leading onto the balcony with outstanding views over the rolling countryside towards Decoy Woods and the rolling hills, 2 double bedrooms, master with en-suite shower room, Sharps quality fitted bedroom furniture and again, patio doors leading onto the balcony with the same outstanding views as the lounge. There is also a further shower room. The high quality kitchen comprises marble worktop surface areas, an island plus rose gold kitchen furniture handles.

Further benefits include quality fitments throughout, uPVC double glazing, gas central heating, balcony with glazed balustrade, a garage plus parking in front of the garage.

Viewing is highly recommended.



Hardwood door with small window opening onto:-

Open Plan Lounge/Kitchen/Breakfast area – 31'11" x 17'3" (9.72m x 5.26m)

Lounge Area

A spacious lounge with concealed lighting. Coving to flat flush ceilings. Recessed area with uPVC double glazed window. Opening uPVC double glazed patio doors and windows onto balcony with outstanding views over the rolling countryside towards Decoy Woods and over the hills. TV point. Built-in storage cupboard which houses the consumer box, shelving and light. Open planned area that walks through to:-



Kitchen Area

High quality range of fitted base units with drawers and rose gold kitchen furniture handles. Marble worktop surface areas. Built-in fridge and freezer. Marble effect worktop surface areas with one and a half bowl stainless steel sink drainer with mixer tap over. Wall mounted Gloworm boiler serving hot water and central heating. Marble upstands and mirrored tiled splashbacks. Induction hob. Built in Neff double oven with microwave above. Fitted Island with marble worktop surface area and seating area around. Prep area, wine cooler with shelving, again with rose gold kitchen furniture. Engineered wooden flooring. Concealed lighting to the ceiling.

Dining Area

Fitted Chandelier. uPVC double glazed window onto the rear courtyard area which has an outside light, artificial grass and a small seating area.



Inner Hallway

Door off to:-

Bedroom 1 – 12'10" x 11'9" (3.92m x 3.57m)

Coving to ceiling. Fitted Sharps quality bedroom furniture. This room is quite spectacular because it benefits from its own balcony with uPVC double glazed door and windows, again boasting outstanding views over the fields, countryside, Decoy Woods and over Wolborough Hill. Door through to:-



En Suite Shower Room

Shower cubicle. Tiled walls. Low level WC. Wash hand basin. Heated fixed mirror. Concealed lighting. Extractor fan. Chrome ladder radiator. Tiled floor.

Bedroom 2 – 10'2" x 9'7" (3.10m x 2.93m)

uPVC double glazed window. Single panelled radiator with cover. TV point.



Bathroom

Comprising 3 piece suite. Walk in 1200mm shower cubicle with open screen and Power Shower over. Tiled walls. Low level WC. Wall mounted wash hand basin. Quality fitted Italian style tiles. Extractor fan. Concealed lighting. Flooring. Chrome fitted radiator.

OUTSIDE

Garage – 16'7" x 11'3" (5.04m x 3.42m)

Light and power. Parking in front of garage.

The property has a balcony is fully glazed with stainless steel railings and fittings, plus a Garage and parking space in front.

AGENTS NOTE

Council Tax Band: 'C'

EPC Rating: 'C'

Tenure: Leasehold

Length of lease: 985 years remaining

Maintenance Charge: £125.92 per month





Floor Plan



Garage

Total floor area 116.6 sq.m. (1,255 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
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.