

**SAMPLE
MILLS**



**Knowles Hill Road
Knowles Hill
Newton Abbot
Devon**

£150,000
LEASEHOLD





Knowles Hill Road, Knowles Hill, Newton Abbot, Devon

£150,000 Leasehold

This newly refurbished first floor apartment having been much improved by the present owners, comprises an entrance hall, lounge with far reaching views, newly fitted kitchen and bathroom with fitted shower and double bedroom.

The flat is on the market for the first time in over 20 years. Recently refurbished throughout and has its own private entrance.

The property also has gas central heating, uPVC double glazing, integral central garage with mezzanine storage area plus private parking and garden.

Situated in the sought after peaceful location of Knowles Hill, Newton Abbot close to amenities including schools, sports centre and Newton Abbot town centre with its further range of facilities and amenities including shops, doctors, dentists, library, cinema, pubs and restaurants, the main rail line to London Paddington, bus services, A38, A380, M5 motorway and link road to Torbay.

Being offered with NO CHAIN the property would be an ideal first time buy or investment opportunity.



uPVC double glazed door through to:

Entrance Hall

Single panelled radiator. Telephone point. Door through to:

Lounge - 4.57m x 3.53m (15'0" x 11'7")

Tiled feature fireplace on hearth with mantle over. Double panelled radiator. uPVC double glazed windows to two aspects over the front and side, from which far reaching views over the surrounding area towards Newton Abbot, up to Oghwell and over towards Highweek and countryside beyond are obtained. TV point.

Newly Fitted Kitchen - 2.49m x 2.24m (8'2" x 7'4")

Improved kitchen comprising inset one and a half bowl stainless steel sink unit with mixer taps. Fitted base units. Worktop areas including splashbacks. Plumbing for washing machine. Gas cooker point. uPVC double glazed window enjoying far reaching views over towards Highweek and beyond. Wall hung Baxi boiler for instant hot water and central heating system. Serving hatch through to the lounge. Walk-in shelved area. Laminate flooring.

Double Bedroom - 4.14m x 2.84m (13'7" x 9'4")

Double panelled radiator. uPVC double glazed window overlooking the rear. Built-in wardrobe. TV point.

Bathroom

Newly fitted with a panelled bath with mixer taps and fitted shower over. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Water resistant panelling to part of the walls. Two built-in cupboards.

Outside

There is an integral central garage with mezzanine storage area plus private parking.

Flat 2 owns the front RHS garden as you are looking out.

Agent's Note

Council Tax Band: 'A' £1809.85 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low

Tenure: Leasehold

Freehold: 25%

Length of Lease: 999 years from 14th December 1984

No Service Charge

No Ground Rent

25% Payable to any shared areas if any costs arise.

Shared roof, pathways, driveway and washing line.

Management Company: Torvesco House Management Company

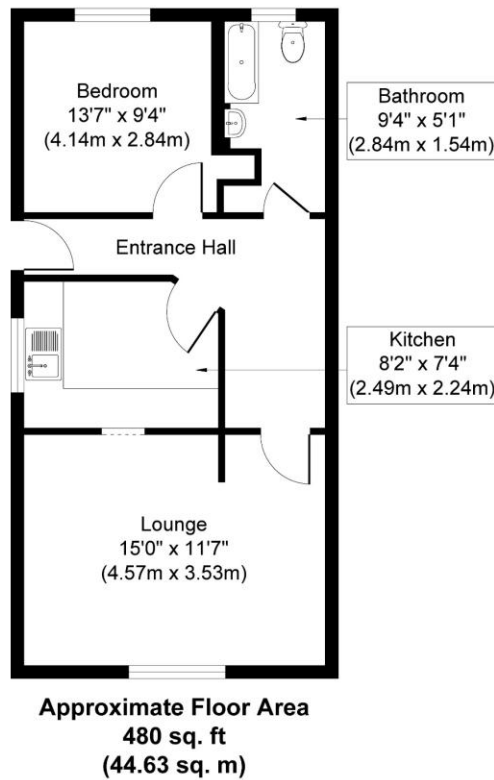
Building Insurance: £236.00 per flat

Mains Gas

Mains Electric

Metered Water





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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.

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