



Milton House, Newton Abbot

- Virtual Tour/Online Viewings Available
- Ground Floor Retirement Apartment
- 1 Double Bedroom
- Lounge & Kitchen
- Modern Wet Room
- Communal Facilities
- House Manager
- No Onward Chain

Asking Price:

£69,950

Leasehold

EPC RATING: D67

8 Milton House, Church Road, Newton Abbot, TQ12 1FD

A ground floor retirement apartment located on the side of this popular development situated a short distance from the town centre. Benefitting from double glazing and economy 7 night storage heating the apartment also benefits from an intercom system and emergency pull cords for peace of mind and security. The development also offers a house manager, residents lounge, laundry room and communal gardens.

Church Road is situated a short distance from the town centre close to both Forde Park and the renowned Decoy Park. Newton Abbot is a popular market town with an abundance of shopping and leisure facilities and a mainline railway station with express link to the capital. Further excellent communication links include the A380 dual carriageway (approximately ½ mile away) to Exeter and the M5 beyond and the A38 Devon Expressway (4 miles away) to Plymouth and Exeter.

Accommodation:

From the communal entrance with intercom system there is a delightful communal hallway with water feature and fountain. The flats own private entrance door leads to a hallway with large storage cupboard. The lounge has dual aspect windows with pleasant outlook, fireplace with electric fire, wall lights and archway to the kitchen which is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset sink unit and an integrated oven and hob with space for fridge freezer. There is a double bedroom with fitted wardrobes and there is also a modern wet room with shower, low level WC and wash basin.

Agents Notes

Council Tax Band: Currently Band B

Milton House has a resident's communal lounge, laundry, guest suite, gardens and a non-resident house manager.

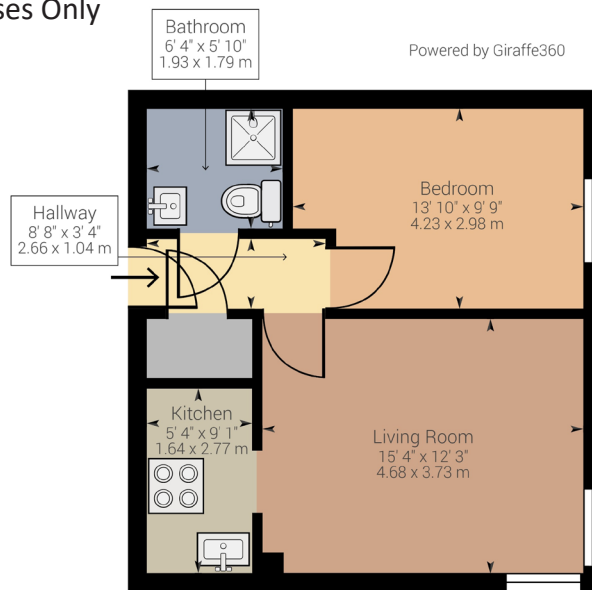
Age restriction: Over 60s

Ground Rent: Approx £440 per annum

Service Charge: Approx £2,000 per annum

Leasehold: 99 years from 1989

Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 454.29 ft² / 42.21 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Penn Inn roundabout at Newton Abbot. Take the A381 heading into the town centre. Keep left and continue straight ahead at the first set of traffic lights. Take the fourth left into Church Road. Continue straight ahead and Milton House can be found at the end of the road on the right.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.