

# 2 bedroom flat for sale, Lime Tree Walk, Milber, Newton Abbot, Devon. TQ12 (1390 GB



Location

South West, Devon

<https://www.freeadsz.co.uk/x-160627-z>

A spacious Ground Floor Flat ideally located for access to Newton Abbot, Torquay and Exeter. It offers a good sized Lounge/Dining Room, 2 Bedrooms, fitted Kitchen, Hallway and Wet Room. Other benefits include gas central heating and double glazing. Outside there are gardens and allocated parking. Ideal as a first time or retirement purchase. Offered for sale with NO CHAIN. Room measurements: Lounge/Dining Room 15'5" x 9'8" Max; Kitchen 9'2" x 8'10"; Bedroom 1 12'4" x 10'9"; Bedroom 2 11'4" x 9'8"; Wet Room 6'4" x 5'7". ENTRANCE HALLWAY Understairs cupboard. Further linen cupboard. Feature circular window to the front. Obscure double glazed door to the rear gardens. BEDROOM 1 12'4" by 10'9" (3m 76cm x 3m 28cm) Dual aspect double glazed windows to the side and rear of the property. TV point. Radiator. BEDROOM 2 11'4" by 9'8" (3m 45cm x 2m 95cm) Obscure double glazed window to the rear of the property. Mirror fronted wardrobe fitment. Radiator. KITCHEN 9'2" by 8'10" (2m 79cm x 2m 69cm) Range of wall and floor mounted units with timber effect rolled edge work surfaces and tiled splashbacks. Fitted hob with stainless steel glazed cooker hood over and oven below. Stainless steel sink. Plumbing and drainer for washing machine. Space for further appliance. Concealed boiler. Radiator. Dual aspect double glazed windows to the front and side of the property. WET ROOM 6'4" by 5'7" (1m 93cm x 1m 70cm) Obscure double glazed window to the side of the property. Shower area with fitted electric shower. Pedestal wash hand basin. Low level WC. Radiator. Tiled walls. Extractor fan. OUTSIDE To the front of the property there is a garden area laid to patio, gravelled areas with a variety of borders and shrubs enclosed by hedges and fencing. The rear garden is approached by steps leading out to patio areas, seating areas, raised borders, gravelled areas and shrubbery. Timber shed. Enclosed by walling and fencing. LOUNGE/DINING ROOM 15'5" by 9'8" (4m 70cm x 2m 95cm) Double glazed window overlooking the front of the property. Mock chimney breast with hearth and electric fire. TV point. Telephone point. Radiator. PARKING Gated access to allocated off road parking space. DIRECTIONS From our Newton Abbot office, continue on the Torquay Road towards the Penn Inn roundabout. At the roundabout take the exit signposted Milber and turn right at the traffic lights into St. Marychurch Road. Take the first right into Pinewood Road then left into Lime Tree Walk where the property will be found. 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:



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