



Forde Park, Newton Abbot

1x  1x 

ENERGY
RATING
D65

- Virtual Tour Available
- Purpose-Built Ground Floor Flat
- 1 Double Bedroom
- Spacious Lounge/Diner
- Kitchen and Shower Room
- Small Courtyard
- Garage in a Block to Rear
- Forde Park Location

Guide Price:
£150,000
FREEHOLD

7 Broadmeade Court, Forde Park, Newton Abbot, TQ12 1DN

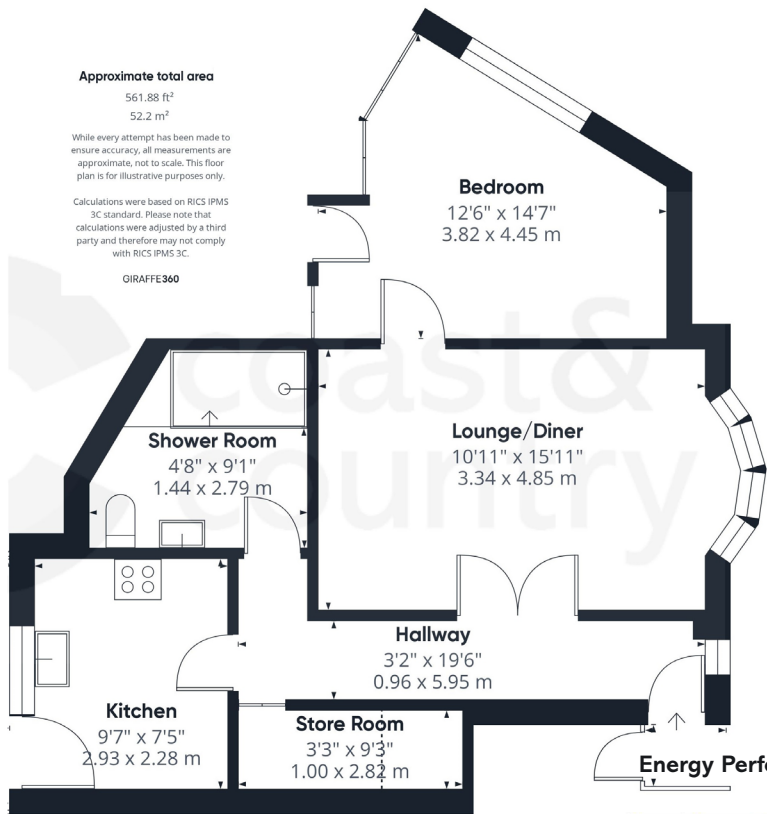
This ground-floor apartment is located in the highly desirable Broadmeade Court development, just off Forde Park in Newton Abbot. The property offers generous living space, a modest private courtyard garden, and a garage located in a block at the rear of the development.

Accommodation: Upon entering the apartment, you are greeted by a central hallway, featuring a mirrored wall on the left. Double doors lead into the spacious lounge/diner, which benefits from a bay window and a charming feature fireplace with space for an electric fire. The well-sized bedroom includes a large window, two built-in cupboards, and fitted wardrobes for ample storage. Further along the hallway, a large storage cupboard currently functions as a pantry, conveniently located close to the kitchen. The modern shower room is fully tiled and features a walk-in shower unit, WC, and a vanity unit providing excellent storage. The kitchen, located at the rear of the property, offers a good amount of worktop space and storage, with a rear door providing access to the courtyard.

Outside:
The apartment benefits from its own private courtyard, which features tiled flooring and is enclosed by walls, with a rear gate providing access to the block of garages.

Parking:
A single garage is located in a block at the rear of the development, providing secure parking and additional storage space.

Directions:
From the Penn Inn Roundabout heading into Newton Abbot stay on the left-hand lane on Torquay Road, once over the railway line take the second left onto Forde Park. At the top of the road turn left and Broadmeade Court is immediately on the right.



Agents Notes:
Council Tax: Currently Band B
Tenure: Freehold
Service Charge: Currently Approximately £650 per annum.
Review Period: Annually
Mains water. Mains drainage. Mains electricity.
We are informed that the oven is not working.
Mortgage options are restricted on freehold apartments.
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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 $\pm$ 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.