



Hometeign House, Newton Abbot

1x  1x 

ENERGY
RATING
C73

- Virtual Tour Available
- Retirement Apartment
- Ground Floor
- 1 Double Bedroom

- Lounge, Kitchen and Bathroom
- Communal Gardens
- Communal Facilities
- No Upward Chain

Guide Price:
OIEO £60,000
LEASEHOLD

18 Hometeign House Salisbury Road, Newton Abbot, TQ12 2TE

A well-presented purpose-built retirement apartment situated within a highly regarded development for the over 60s which is on the level for Newton Abbot town centre and its extensive range of shops and amenities as well as the train station and Courtenay Park.

Offering completely self-contained accommodation the apartment which is located on the ground floor overlooking the front entrance also has the benefit of the use of an excellent range of communal facilities to include a car park, attractive well-kept level gardens with colourful planting, lawned areas and paved terraces ideal for sitting out, a well-equipped laundry, and large residents lounge where regular events and meetings are held.

Peace of mind is provided by way of a resident house manager and emergency pull cords with the property.

Accommodation:

Stepping inside from the communal hallway the front door opens to a hallway with walk-in storage/airing cupboard off. A particularly light and airy living room has a door and full height side panel opening to the front of the development. The kitchen is accessed from the living room through an arch and has been updated from the original with a selection of matching cabinets. A double bedroom has fitted wardrobes and, completing the picture, is a fully tiled bathroom with low level bath, basin and WC.

Outside:

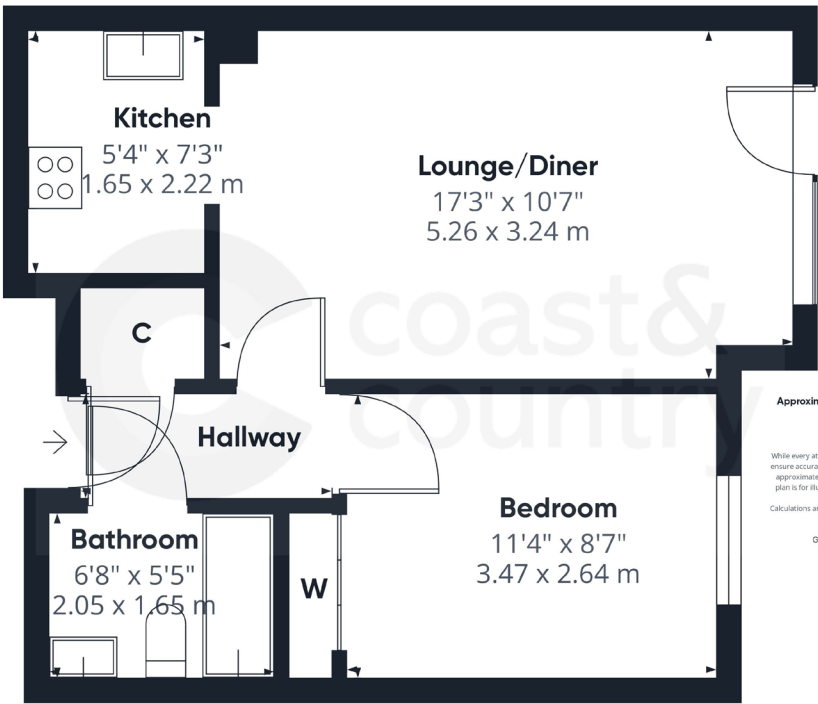
Lovely communal gardens.

Parking:

Communal car park.

Directions:

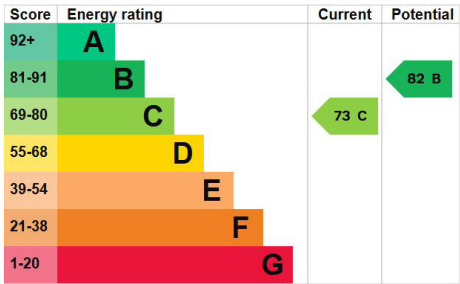
From the war memorial, head down the Avenue and turn right into Salisbury Road and the development will be found on the right.



Agents Notes:

Council Tax: Currently Band A
Tenure: Leasehold
Lease: 99 years from 1/9/1984
Mains water. Mains electricity. Mains drainage.
Service Charge: Currently approximately £2,500 per annum.
Review Period: Annually in March.
Ground Rent: Currently approximately £454.50 per annum
Age Restriction: Minimum age for single occupancy is 60. Minimum age when cohabiting with someone who is over 60 is 55.

Energy Performance Certificate:



Floor Plans - For Illustrative Purposes Only

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.