



Combeinteignhead

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ENERGY
RATING
F35

- Virtual Tour Available
- Lower Ground Floor Apartment
- 1 Double Bedroom
- Courtyard Garden
- Residents Parking
- Large Communal Garden
- Long Lease
- Council Tax Band A

Guide Price:
£160,000
LEASEHOLD

Yew Tree Apartment, Oakford House, Shaldon Road, Combeinteignhead, TQ12 4RR

An unusual and exciting opportunity for village living without breaking the bank. Benefitting from residents' parking and the use of a generous, communal lawned garden, this apartment ticks a lot of boxes and is well worth an internal viewing.

Occupying part of the lower ground floor of Oakford House, once the rectory for Combeinteignhead's All Saints Church just a stone's throw away, Yew Tree Apartment offers tucked-away, cosy accommodation which will make somebody a lovely new home. Ideal as a first home, lock up and leave or for anybody simply looking to enjoy all that village life has to offer including: two local public houses, rural/village walks, village hall, Hearn Field and close proximity to the picturesque river Teign.

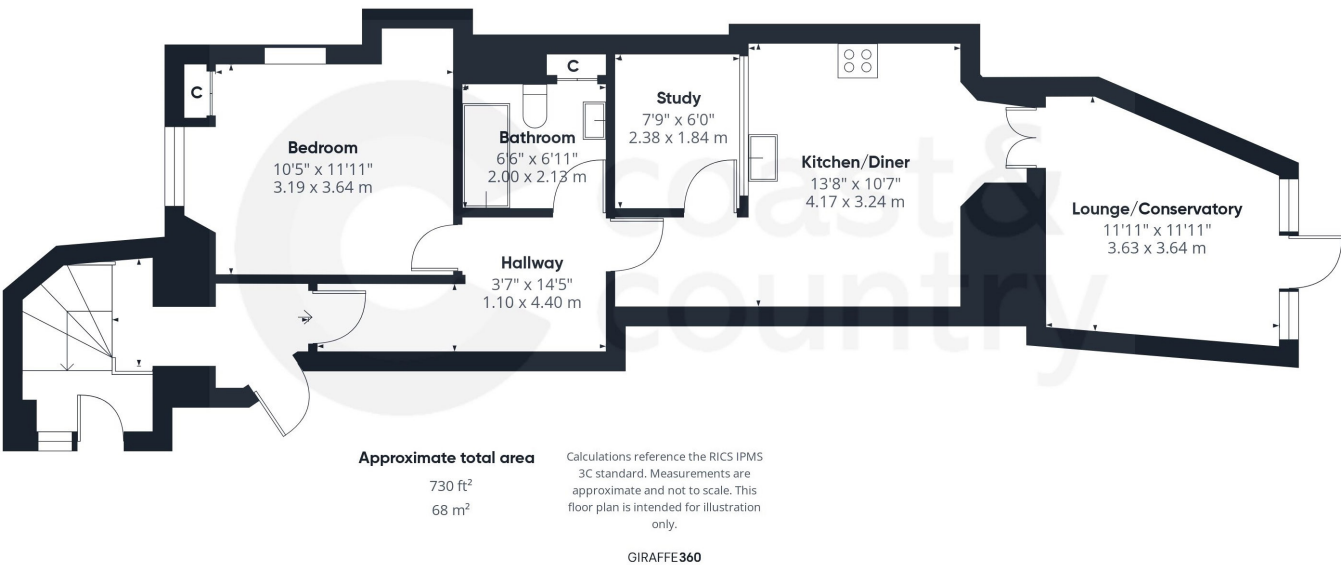
Accommodation:

Accessed via a staircase leading to only two apartments, the accommodation comprises a good-sized double bedroom with recessed storage, a well-proportioned bathroom with modern white suite, useful study space (ideal for working from home), a functional kitchen/diner and conservatory living space opening onto the garden. The private outside space is modest but pleasant, mostly paved or hardstanding meaning required maintenance is minimal and it is the ideal spot for alfresco dining or enjoying the evening sun. Accessed directly through a small gate is a vast expanse of communal lawn with mature trees and shrub borders, for the enjoyment of all residents.

Communal/resident parking to the front of the building.

Directions:

From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue up the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand, once you get to the T-junction where Combe garage is located follow the road round to the left and Oakford House can be found on your left hand side about 50 yards up the road.



Agents Notes:

Council Tax: Currently Band A
Tenure: Leasehold
Lease: 999 years from 29th December 1989
Service charge: Currently approximately £1,080 per annum (£90 pcm).
Review Period: Annually
Ground rent: £50 per annum
Mains water. Mains drainage. Mains electricity. LPG gas central heating.
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F	35 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.