



Hacombe, Nr Newton Abbot

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ENERGY
RATING
N/R

- Virtual Tour Available
- Ground Floor Apartment
- 2 Bedrooms
- Stylish Open Plan Living Space
- Kitchen & Bathroom
- Lovely Communal Gardens
- Off Road Parking
- Rural Setting

Guide Price:
£147,500
LEASEHOLD

13 Haccombe House, Haccombe, Newton Abbot, TQ12 4SJ

Approached across a long private driveway, surrounded by fields and enjoying views over the rolling Devon countryside, this stunning Grade II listed manor house was built on the site of an ancient hall and never fails to impress, with its imposing frontage boasting an elegance of charm and sophistication. Converted in the 1980s, there are 27 apartments and this ground floor apartment boasts spacious and superbly presented accommodation benefitting from its own front and rear entrance. LPG central heating is installed and the flat has allocated parking and sole use of its own garden area (not owned) in addition to the beautiful communal gardens. Viewings come highly recommended to appreciate the delightful rural location and accommodation on offer.

Haccombe is a small picturesque Hamlet within the heart of the countryside with a small 14th century church on the edge of Haccombe House's communal gardens. The highly sought-after village of Combeinteignhead is close-by with a village shop, primary school and a popular public house/restaurant. The pretty coastal towns of Teignmouth and Shaldon, along with the larger market town of Newton Abbot, are within a short drive with an abundance of shopping and leisure facilities and good transport links via the A380 linking to the M5 and a mainline railway station with services to Manchester, Edinburgh and the capital.

Accommodation: The flat's own entrance door leads to a hallway with laminate flooring and dado rail along with a large under stairs cupboard. The Lounge/dining room is L-shaped with a large sash-style window enjoying a pleasant outlook onto the garden, and this room also features a minster-style fireplace and laminate flooring. The kitchen has a modern range of units with rolled edge work surfaces and tiled splashbacks with corner sink unit and integrated double oven and hob with spaces for appliances and multi glazed door to outside. There are two double bedrooms, both of which overlook the garden and a modern bathroom with white suite including corner bath with shower over.

Outside: Outside there is an area of garden that the freeholder has granted the owner of Flat 13 to use providing they maintain it in a reasonably tidy fashion. This area of garden is not owned by Flat 13 and is to the rear of Haccombe House comprising a level lawn, raised border, vegetable patch and a variety of shrubs leading to a decked terrace. There are also beautiful communal gardens mainly laid to lawn with picnic area for use by all residents.

Parking: There is resident parking and visitor parking.

Directions: From the Penn Inn roundabout in Newton Abbot, take the Shaldon Road sign posted to Milber and Combeinteignhead. Continue straight ahead at the traffic lights on the road until reaching Netherton. Take the right hand turning sign posted to Haccombe. Follow the lane direct to Haccombe House and the visitors parking area to the development is on the approach to the building on the right hand side.



Agents Notes:

Grade II Listed Building

Council Tax: Currently Band B

Lease: 999 years from 1982

Ground Rent: £25 per annum

Service Charge: Currently £672.15 per quarter

There are some quite large future expenditures planned which will mean substantially higher maintenance charges. These figures are unquantifiable. The managing agents, First Port, may be able to supply current information as this is an ongoing situation.

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.