



Hacombe House, Hacombe

2x 1x

ENERGY
RATING
Exempt

- Virtual Tour Available
- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge/Diner
- Kitchen/Breakfast Room

- Bathroom with Separate Shower Cabinet
- Lovely Communal Grounds
- Resident & Visitor Parking
- Superb Rural Location
- Grade II Listed

Guide Price:
£140,000
LEASEHOLD

11 Haccombe House, Haccombe, 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 air of charm and sophistication.

Converted in the 1980s, there are 27 apartments and this two bedroom ground floor example offers spacious and superbly presented accommodation benefitting from its own front and rear entrance. A particular feature is the master bedroom which is on a mezzanine level. The apartment has beautiful communal gardens and allocated parking. Appealing to a wide range of buyers, viewings come highly recommended to appreciate the delightful rural location and accommodation on offer. The apartment would make an ideal first purchase or investment for letting.

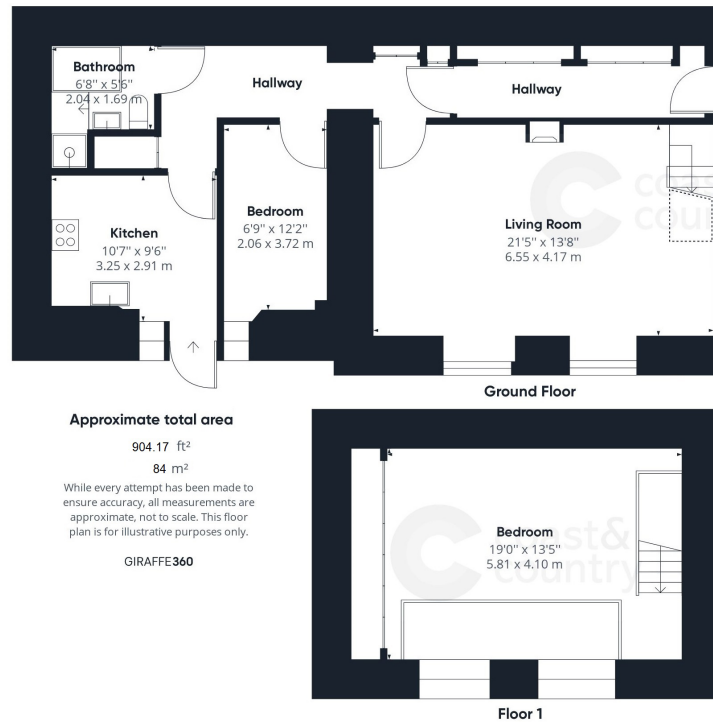
Haccombe is a small picturesque Hamlet within the heart of the countryside with a small 14th century church on the edge of Haccombe House's communal gardens. The highly sought-after village of Combeinteignhead is close-by with a village shop, primary school and a popular public house/restaurant. The 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 apartment's own entrance door to entrance hallway with storage cupboards and electric panel heater. The kitchen has a modern range of wall and base units with rolled edge worksurfaces, tiled splashback, inset, single drainer, one and a half bowl sink unit, spaces for appliances, window and multi obscure glazed door to patio at front. The lounge is a light and spacious room with two large sash windows with outlook to front enjoying pleasant countryside views, feature fireplace with inset electric coal-effect fire, two electric radiators and stairs to the master bedroom which is on a mezzanine level with a range of fitted wardrobes and bedroom furniture. Bedroom two has a sash window with outlook front and electric radiator. The bathroom comprises a corner panelled spa bath with mixer tap, separate shower cubicle, low-level WC, wash basin, heated towel rail, tiled walls and flooring.

Outside: Beautiful communal gardens mainly laid to lawn with picnic area. The apartment also has use of a small paved patio area outside the kitchen.

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:

Council Tax: Currently Band B

Tenure: Leasehold. Lease: 999 years from 1982 (958 years remaining)

Ground Rent: Currently £25 per annum. Review Period: Annually.

Service Charge: Currently £217.50 pcm, reviewed on an annual basis, but further to this, there are improvements planned which will mean substantially higher maintenance charges. These charges are unquantifiable and no further information is available.

Mains water. Mains electricity. Shared septic tank.

This property is Grade II Listed. No pets allowed.

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 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.