



Lydford House, Newton Abbot

- Virtual Tour/Online Viewings Available
- Second Floor Retirement Apartment
- 2 Bedrooms
- Spacious Lounge
- Fitted Kitchen & Shower Room
- Electric Heating & Double Glazing
- On the Level for Town
- No Upward Chain

Asking Price:

£100,000

Leasehold

EPC RATING: C70

28 Lydford House, Hameldown Way, Newton Abbot, TQ12 2DG

A spacious retirement apartment within the well regarded Lydford House development in Newton Abbot. Situated on the second floor and accessed via either lift or stairs, there are two bedrooms and the apartment is double glazed and has electric heating. Outside there are well-tended communal gardens. There is no onward chain and viewings come recommended.

The development itself benefits from a residents lounge, communal laundry facilities, security intercom system, safety pull cords and communal gardens all within the monthly charges.

This popular retirement development is set in a level location near the banks of the River Lemon and is close to Osborne Park. It's also a short walk away from the town centre with its excellent range of amenities.

Accommodation:

The communal entrance with lift or stairs lead to the second floor where the flat's own private entrance door leads to a hallway with storage cupboard. The lounge has an outlook towards The Quay and Racecourse, airing cupboard, night storage heater and door to the kitchen with a range of white high gloss wall and base units with rolled edge work surfaces, tiled splashbacks, inset sink unit and spaces for appliances. There are two bedrooms and a shower room.

Agents Notes:

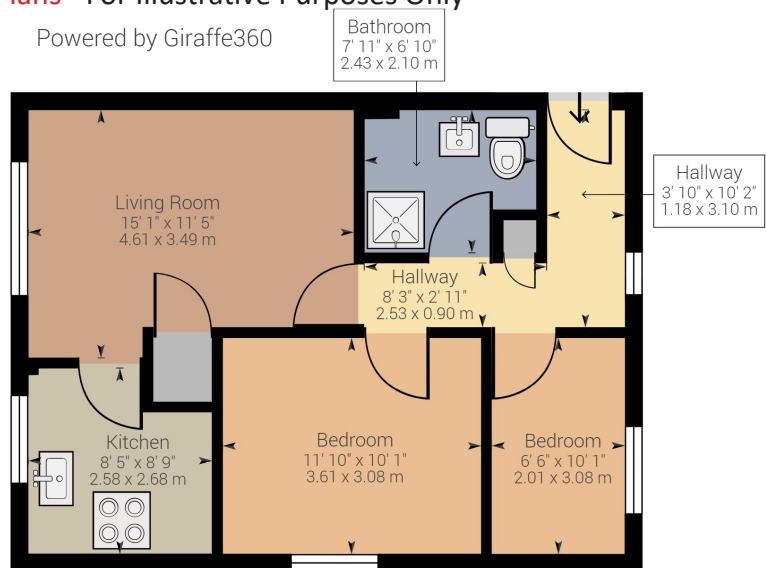
Council Tax: Currently Band B
 Lease: 125 Years from 1988
 Service Charge: Approx: £171.66 per calendar month
 Age Restriction: Over 60s

Communal Facilities:

Gardens with seating.
 Resident's lounge for meetings and activities.
 Laundry.
 Car park – arranged through house manager.

Floor Plans - For Illustrative Purposes Only

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Approximate net internal area: 549.20 ft² / 51.02 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Coast & Country offices in Queen Street. Turn right into Lemon Road. Turn Right into lemon Place. Turn left onto The Avenue (B3195). Take the third right into Templers Road. Follow the road into Hameldown Way and Lydford House is at the end of the cul-de-sac.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	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 ± 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.