



Newton Abbot

- Virtual Tour/Online Viewings Available
- Ground Floor Apartment
- 2 Double Bedrooms
- Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Off Road Parking
- Level For Town Centre
- Period Features

Guide Price:

£160,000

Leasehold

EPC RATING: D68

Ground Floor Flat, 9 Station Road, Newton Abbot, TQ12 2JE

Coast & Country are proud to be marketing this very attractive two double bedroom ground floor apartment, offering off road parking and a modest front garden, situated within level walking distance of the town centre, mainline railway station, several parks and shopping facilities.

Accommodation: Accessed on foot from the front via a gate and path to the communal front door, or by car from the rear into an entrance porch, the property has use of a small lawned garden at the front of the property. Entering through the front door you have the communal lobby for both apartments. The door on the left leads to the ground floor apartment. Through this door is a central hallway giving access to all rooms. The first room on the left in the master bedroom, a large double bedroom with bay fronted window, feature fireplace and high ceilings, in keeping with its Edwardian (1905) construction. The second room on the left is the lounge/diner, this room being the mirror image of the master bedroom with a grand feature fireplace and large bay window; these rooms in particular make this apartment something special.

Further along the hallway is the second bedroom which is a good-sized double, and the kitchen which is square in shape and has a good amount of storage space and built-in electric oven and hob. Off this room is the rear porch; a useful space for coats and boots. Lastly off the kitchen is the bathroom with white suite and heated towel rail and a separate area at the end for the toilet; the shower being above the bath.

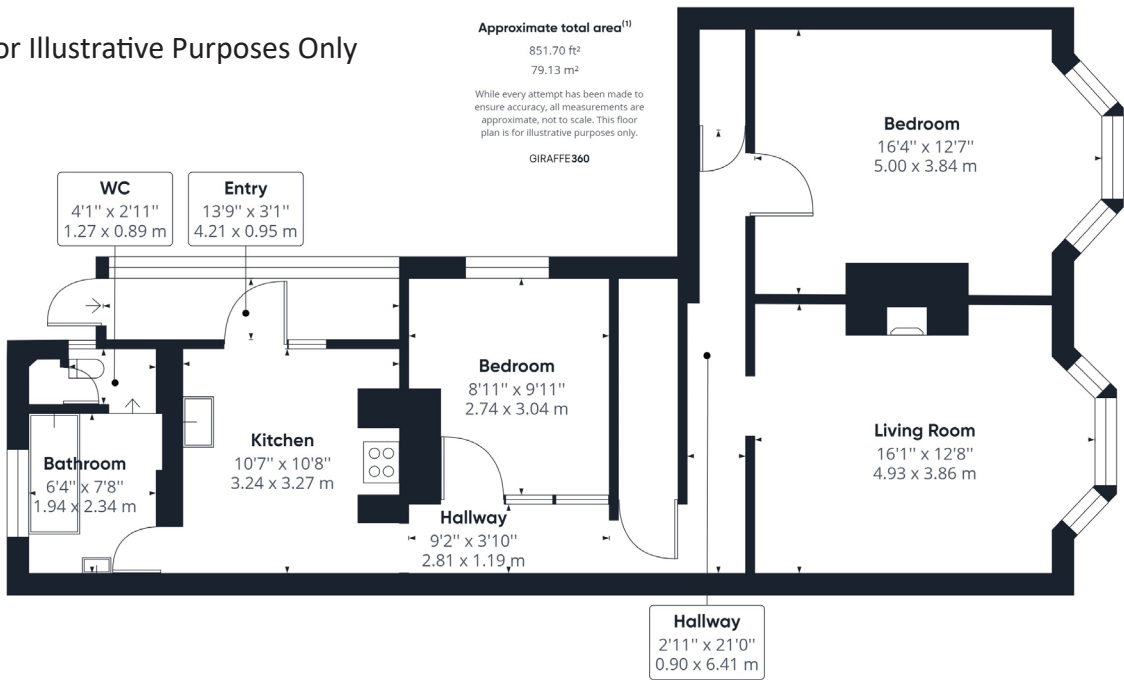
Gardens: Lawned garden to the front of the property.

Parking: Off road parking to the rear.

Agents Notes: Council Tax: Currently Band A. Lease: 999 years from 24 April 1987

Number 9 Station Road comprises 2 leasehold flats, and we have been instructed to sell one of these, the one on the ground floor. Originally each flat owned the freehold of the other. Historically it would seem that both leaseholds have been transferred to new owners, however transfers of the freeholds have not taken place. Both freeholders are currently absent and apparently uncontactable. Indemnity insurance was taken out by the current owner of the ground floor flat as protection against liabilities or loss that might arise as a result of this. Maintenance is currently dealt with informally between the owners of the ground floor and first floor apartments. Prospective purchasers should confirm that this arrangement is acceptable to them by taking appropriate professional advice and checking that this is acceptable to their mortgage lender prior to considering a purchase.

Floor Plans - For Illustrative Purposes Only



Directions

By car, from the Penn Inn roundabout take the Newton Abbot town centre exit. Follow the road for the train station. Follow the road around to the right and the property can be found on the right hand side.

On foot from Newton Abbot Railway Station, exit the station cross the road, then, turning left, continue following station road. The property will be on your right hand side.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	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 \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.