



Hameldown Way, Newton Abbot

Leasehold £130,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

25 LYDFORD HOUSE, HAMELDOWN WAY, NEWTON ABBOT, TQ12 2DG

Top floor retirement apartment | Access via stairs or lift | Convenient for the amenities of Newton Abbot town centre Reception hall | Sitting/dining room | Modern fitted kitchen | Two bedrooms | Shower room/W.C
Electric heating Double glazing | Communal facilities include residents lounge, laundry, garden and bin store, scheme manager | For more information please call 01803 554322 | EPC C

A well presented retirement apartment in a convenient position well placed for level access to the amenities of Newton Abbot. Accessed via a lift or stairs to the top floor, the apartment enjoys some views across Osborne Park towards Whilborough Hill and Bradley Woods and the accommodation comprises an entrance hall with large airing cupboard, sitting/dining room, modern fitted kitchen, two bedrooms and a shower room/W.C. Windows are UPVC double glazed and heating is provided via electric radiators to most rooms. Lydford house offers communal facilities which include a residents lounge, communal laundry, and communal gardens. Lydford house also has direct access onto a footpath leading to Newton Abbot quay and also Osborne Park. Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants, weekly markets and open spaces and is perfectly located close to both Dartmoor National Park and a number of seaside towns of Torbay and Teignmouth. The town benefits from a railway station with main line connection for London Paddington and also offers good transport links with the A380 for Exeter and M5 beyond.

The accommodation comprises:

Communal entrance with stairs and lift to second floor, door to

ENTRANCE HALL Coved and textured ceiling with pendant light point, smoke detector, hatch to roof space, night storage heater, door intercom entry system, airing cupboard housing the hot water cylinder with slatted shelving, doors to

SITTING ROOM 14' 4" x 10' 8" (4.37m x 3.25m)
Coved and textured ceiling with light point and ceiling fan, UPVC double glazed window with outlook across Newton Abbot towards Whilborough Hill and Bradley Woods, night storage heater, TV connection point, storage cupboard, electric fireplace, telephone point, opening to



KITCHEN 10' 8" x 6' 8" (3.25m x 2.03m) Strip light, extractor fan. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, built-in eye level electric oven, matching eyelevel cabinets, space for upright fridge freezer, space and plumbing for washing machine.



BEDROOM ONE 14' 4" x 8' 10" (4.37m x 2.69m)
Coved and textured ceiling with light point and ceiling fan, UPVC double glazed window, fitted wardrobes and drawers, emergency pull cord.



BEDROOM TWO 11' 2" x 7' 1" (3.4m x 2.16m) Coved and textured ceiling with pendant light point, UPVC double glazed window, wall mounted electric heater.



SHOWER ROOM/WC 8' 9" x 6' 8" (2.67m x 2.03m) Coved and textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising shower cubicle with electric shower and sliding door, pedestal wash hand basin, bidet, close coupled WC, tiled walls.



TENURE - LEASEHOLD

125 Year lease from 1988, £171.67pm monthly maintenance to include window cleaning, communal cleaning, warden.
Management company - Live West
No holiday letting or sub-letting
Communal garden, lounge, laundry, bin store,
No pets



Residents Lounge



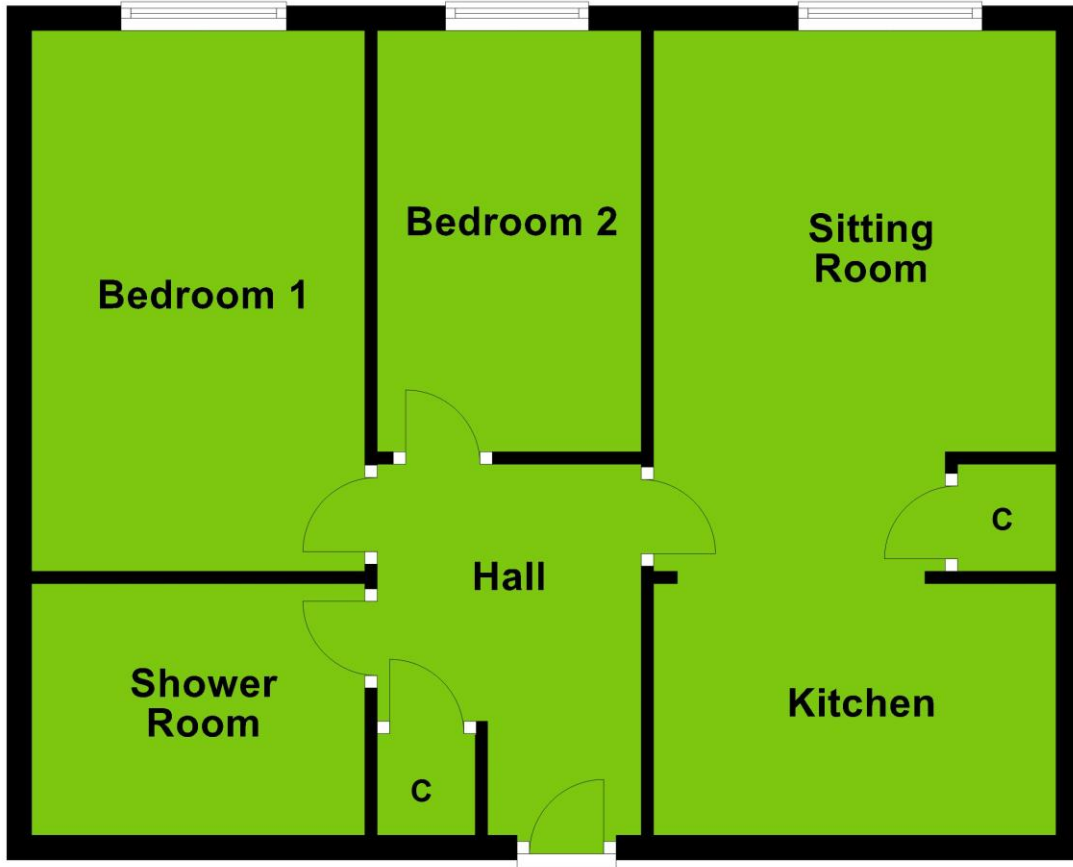
Osborne Park



Town Centre

This floorplan is not to scale and should only be used as a guide

Ground Floor



Age: 1989 (unverified)	Postcode: TQ12 2DG
Current Council Tax Band: B EPC Rating: C	Stamp Duty: £100* at current asking price
Electric meter position: Outside front door on right	Gas meter position: N/A
Boiler positioned: Conventional - In cupboard	Water: Mains
Loft: N/A	Rear Garden Facing: Communal

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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