



## Hometeign House Salisbury Road, Newton Abbot - TQ12

£80,000 Leasehold

Popular Retirement Development • Ground Floor Apartment • Lounge • Kitchen • Double Bedroom • Shower Room • Close to Town • Communal Lounge & Gardens • In House Manager & Intercom System

  
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### Contact Us...

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 1 Bank Street  
Newton Abbot TQ12 2JL



A ground floor retirement apartment situated at the popular Hometeign House development.

The accommodation comprises the entrance hallway with access to the lounge, double bedroom, shower room and storage cupboard.

The carpeted lounge features a window with a double-glazed door overlooking and giving access to the delightful communal gardens.

An archway leads into the manageable kitchen which comprises a range of matching wall and base level units with a stainless-steel sink and drainer, spaces for an oven and fridge freezer.

From the hallway you have access to the double bedroom with built in wardrobes, a night storage heater and a double-glazed window to the rear overlooking the gardens.

The shower room has a suite comprising a low-level flush WC, pedestal wash hand basin with storage beneath and a walk in shower and there are fully tiled walls.

From the hallway you also have a spacious useful storage cupboard.

## Measurements

Living Room - 17'11" x 10'07"

Kitchen - 7'03" x 5'04"

Bedroom - 14'0" x 8'08"

Shower Room – 6'09" x 5'04"

## Useful Information

Teignbridge Council Tax Band A  
(£1556 per year)

Please Note - There is an Age  
Restriction with occupants being  
over the age of 55.

Leasehold - 99 years from 1984

FirstPort Service Charges

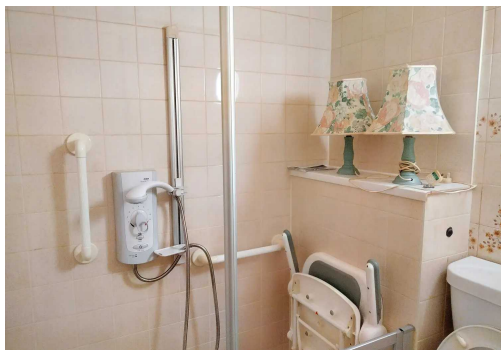
£3,128.63 (x2 6 monthly payments  
of £1,672.87 and £1,455.76) from  
invoice held.

- Estates & Management £255.65  
(Half yearly)

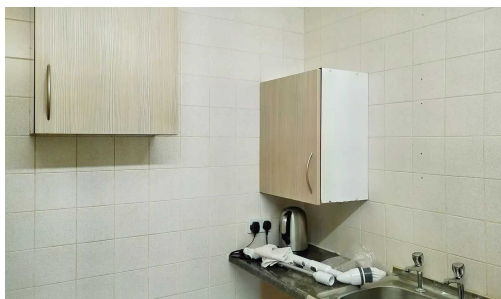
- Lease info: Date: 22/07/1985 –  
Term 99 years from 01/09/1984



Hometeign House benefits from a level location there is easy access to the shops, main bus routes, mainline railway station and the beautiful River Lemon and Templer Way. This retirement flat gives you peace of mind as it has a resident manager and is conveniently located on the ground floor. There is a social side to the complex with facilities that includes a resident's lounge, laundry and garden. There is restricted amount of permit parking at the front of the property. There is also the use of communal gardens and Osborne Park is only a short walk away.



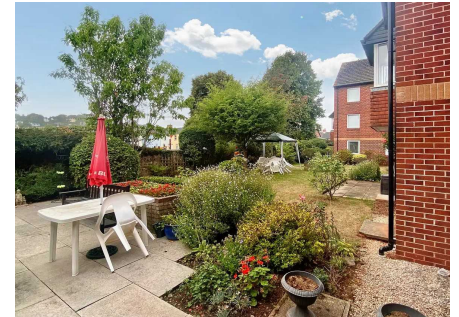
Hometeign House is situated on the level with easy access to the town centre. Newton Abbot benefits from a wide range of facilities and amenities, including various shops, superstores, primary and secondary schools, hospital, leisure centre, racecourse and rail station on the London Paddington - Plymouth mainline. There are good communications from Newton Abbot to Plymouth and Exeter via the A38, and to Exeter and the motorway network beyond



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Council Tax band: A

Tenure: Leasehold

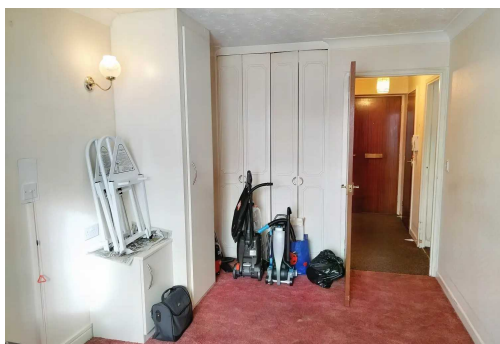


### Communal Garden

Outside here are attractive communal level lawned gardens with a selection of shrubs and flowering borders and patio areas.

### Allocated Parking

1 Parking Space can be issued through the house manager.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	