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Hameldown Way, Newton Abbot - TQ12

£185,000 Freehold

Retirement Bungalow • Modern Fitted Kitchen • Two Bedrooms • Modern Shower Room • Private Courtyard • Air Source Heating • Use of Communal Facilities • Close proximity to Town • Viewing Highly Recommended


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A double-glazed door opens into a small hallway with wooden floors that flows into the kitchen, straight ahead.

The kitchen consists of a range of wall and base units in a cream high gloss finish with grey worktops. Built in appliances include a single oven, four ring ceramic hob, extractor fan and stainless steel sink and drainer. There is space for a fridge/freezer and plumbing for a dishwasher. White tiles cover the walls.

The living room is bright and airy with a front aspect window and double French doors into the courtyard. The brown carpet and neutral walls offer a blank canvas for someone to make it their own.

A second hallway leads to the bathroom and bedrooms with a window that looks out into the courtyard.

The bathroom is a good size with a large walk in shower, wash hand basin and low-level WC. White tiles cover the walls and the flooring is vinyl.

An airing cupboard is at the end of the hallway and houses the Air source heating cylinder. There is also shelving for storage.

The principal bedroom has double French doors which open into the courtyard and a side facing window. Bedroom 2 has a rear facing window and neutral carpets and walls.

Communal areas include laundry room (incurs a small fee) Lounge, kitchen, WC and gardens.

This is a retirement property restricted to the over 55 year olds. There is resident management staff and a care alarm system with pull cords.

Measurements

Lounge - 12'11" x 11'9" (3.77m x 3.58m)

Kitchen - 9'11" x 8'0" (3.01m x 2.44m)

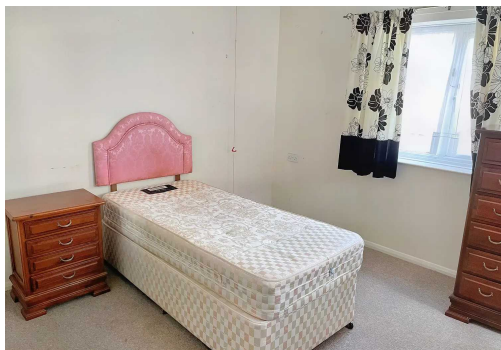
Bedroom 1 - 12'6" x 11'9" (3.8m x 3.58m)

Bedroom 2 - 10'7" x 8'0" (3.22m x 2.44m)



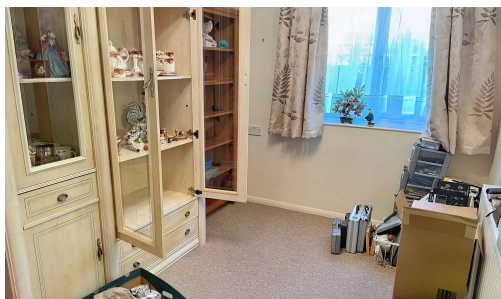
Situated on the outskirts of Newton Abbot town centre, this retirement bungalow is just a short walk to the local shops, bars, restaurants and doctors surgery. The A38 is a short drive away and offers good transport routes to Exeter, Plymouth and the M5 motorway.

This nicely presented retirement Bungalow, situated on the outskirts of Newton Abbot town centre, comprises two bedrooms, modern kitchen, courtyard and communal grounds.

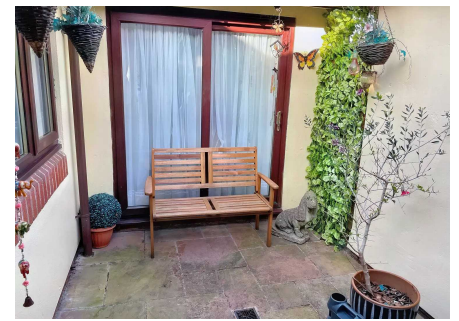



Agents Insight


This two bedroom mid-terraced bungalow is located in a quite area. It is a retirement property and has level access with in to town. You are also be within walking distance to the historic market town of Newton Abbot, and there are beautiful walks nearby. There are bus stops nearby with frequent buses to the shopping centre of Newton Abbot and the local supermarkets which also do home deliveries. A great property if you are looking to downsize.



- Retirement Bungalow
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- Modern Shower Room
- Private Courtyard
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- Use of Communal Facilities
- Close proximity to Town
- Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		67
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Garden

The private courtyard is fully slabbed and enclosed. It is accessed via the living room and the principal bedroom.

