



**Flat 53, Hometeign House Salisbury Road, Newton Abbot -  
TQ12 2TE**

**£67,500 Leasehold**

**Contact Us...**

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 **1 Bank Street  
Newton Abbot TQ12 2JL**





A second-floor retirement apartment situated at the popular Hometeign House development. The accommodation comprises of entrance hallway with access to the lounge, double bedroom, shower room and storage cupboard.

Entrance is via the main door, which is opened with a key fob. A lift takes you up to the second floor.

Through the front door, into a spacious hallway, where you can find coat hooks, intercom and doors to the further accommodation. There is a large storage cupboard with shelving, perfect for linen and towels. There are carpets throughout and the walls are painted cream.

To the left is the bathroom, consisting of a raised WC, wash hand basin and walk in shower. There is a mirror above a useful shelf and several handrails and safety bars.

The double bedroom is a good size and has a front aspect window. There is a large built-in wardrobe with two sets of bi-folding doors, providing lots of hanging space and shelves.

The living room also looks out to the front of the property and is a good size. The carpets are a neutral brown and there are storage heaters and pullcords throughout the property.

An archway leads you into the kitchen, where you can find a range of wall and base units. There is a stainless-steel sink and drainer and space for a fridge/freezer and electric cooker and hob.



## 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



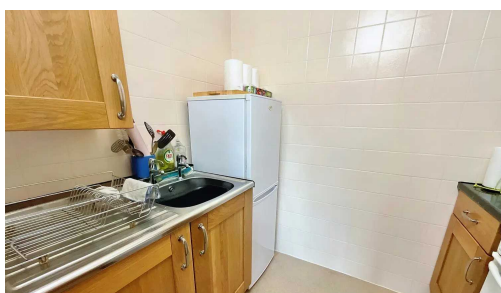
## Measurements

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

Kitchen - 7'03" x 5'04"

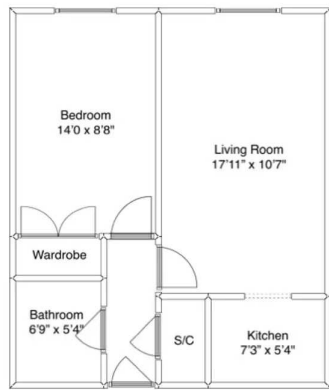
Bedroom - 14'0" x 8'08"

Shower Room – 6'09" x 5'04"



## Garden

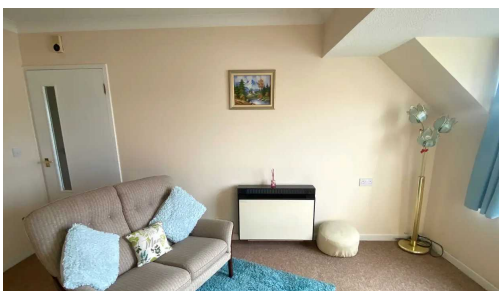
Hometeign House offers a secure living environment with a resident manager, entry phone system and alarm pull cords. There is a communal lounge situated on the ground floor with kitchen area, lounge area, TV and access to the patio. A communal laundry has automatic washing machines, tumble dryers, irons and ironing boards. Outside here are attractive communal level lawned gardens with a selection of shrubs and flowering borders and patio areas.



## Allocated Parking

1 Parking Space

An allocated parking space can be made available through the house manager.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		72	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		68	73
		EU Directive 2002/91/EC	