



Flat 12, Hometeign House Salisbury Road, Newton Abbot - TQ12 2TE

£85,000 Leasehold

Popular Retirement Development • Ground Floor Apartment • Lounge • Kitchen • Double Bedroom • Shower Room • Close to town • Communal Gardens and common room • In House Manager and Intercom System • Laundry


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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. With an archway 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.

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.

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

Ground floor retirement apartment in Hometeign House development. Lounge with access to communal gardens, kitchen, Double bedroom with wardrobes. Secure living with resident manager, communal lounge, laundry, and gardens. Age restriction: 55+. Lease: 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

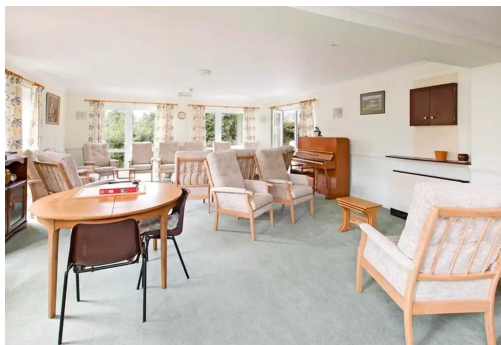
*Charges correct for August 2022

Council Tax band: A

Tenure: Leasehold



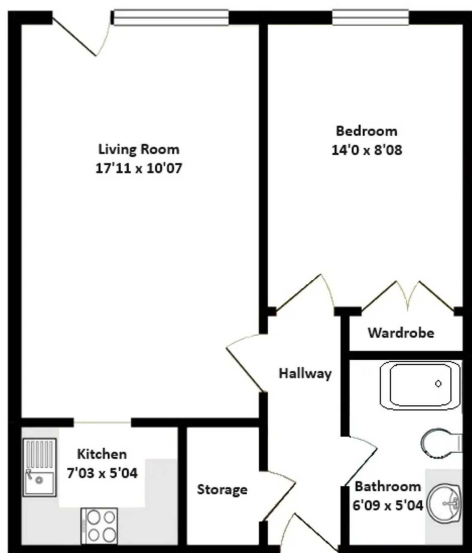
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Communal Garden

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

Allocated Parking

1 Parking Space

A car park to front of the property with space for parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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