



## 3 Woodvale Court East Street, Newton Abbot - TQ12 2JP

£100,000 Leasehold

Ground Floor Apartment • Lounge/Diner • Kitchen • Double Bedroom • Bathroom • Newly Fitted Carpets • Gas Central Heating • Double Glazing • Town Centre Location

  
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 1 Bank Street  
Newton Abbot TQ12 2JL



This nicely presented 1 bedroom ground floor flat offers an exceptional opportunity for first-time buyers or investors seeking a comfortable and convenient living space. Situated in a highly sought-after town centre location, this ground floor apartment boasts a spacious lounge/diner, a fully equipped kitchen, and a comfortable double bedroom. The newly fitted carpets throughout the property add a touch of elegance, while the gas central heating and double glazing guarantee a warm and cosy atmosphere throughout the year.

In addition to the stunning interior, the property also benefits from a communal outside space. Accessed through double wooden gates, the communal courtyard offers a peaceful and relaxing retreat from the bustling town. Whether you're an avid gardener looking to add your personal touch or simply seeking a tranquil space to unwind, the outside space of this property is truly an inviting feature that enhances the overall appeal of this ground floor flat.

Ideal for those who value convenience, this property is perfectly situated just moments away from all the amenities and services that the vibrant town centre has to offer. From a wide selection of shops, restaurants, and cafes to excellent transport links, including bus and train stations, everything you need is within easy reach.

Moreover, for those who enjoy an active lifestyle, the flat is within close proximity to beautiful parks and recreational areas. Don't miss out on this fantastic opportunity to own a stylish and comfortable ground floor flat with the added bonus of a wonderful outside space.



### Ground Floor Apartment

Lounge/Diner

Kitchen

Double Bedroom

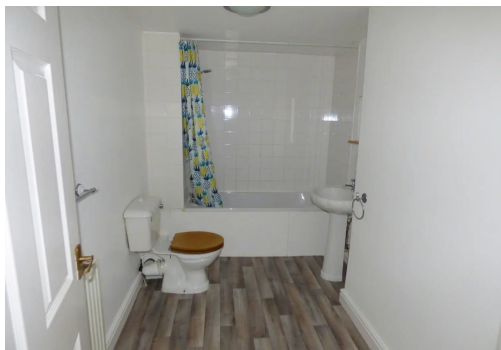
Bathroom

Newly Fitted Carpets

Gas Central Heating

Double Glazing

Town Centre Location



Stylish 1 bed ground floor flat in sought-after town centre location. Spacious lounge/diner, fully equipped kitchen, double bedroom. Newly fitted carpets, gas central heating, double glazing. Communal outside space with courtyard. Close to amenities and transport links. Ideal for first-time buyers or investors. Don't miss out!

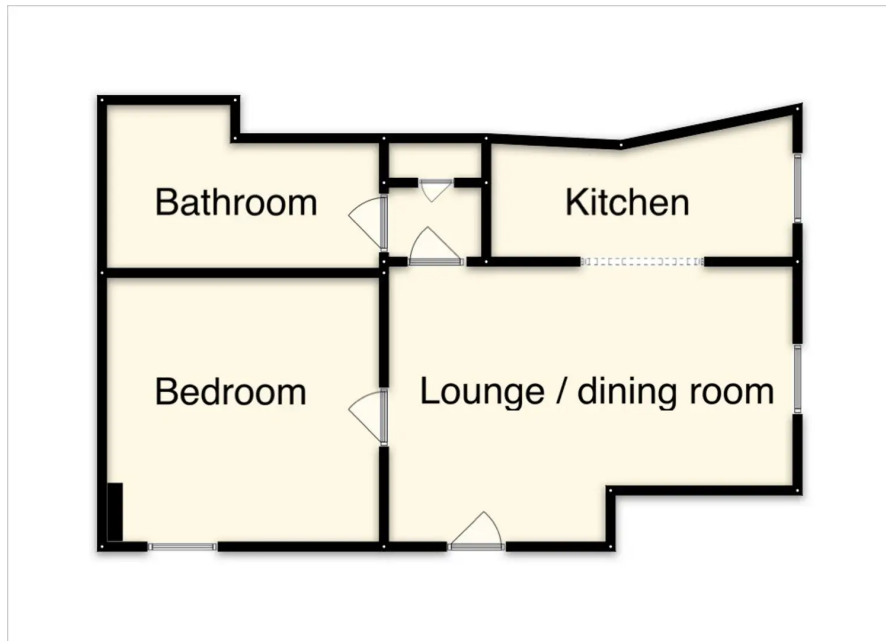
## Measurements

Lounge/Diner - 16' 7" x 11' 4" (5.05m x 3.45m)

Kitchen - 12' 6" x 5' 4" (3.81m x 1.63m)

Bedroom - 11' 8" x 11' (3.56m x 3.35m)

Bathroom - 11' 3" x 6' 8" (3.43m x 2.03m)



## Useful Information

- Council Tax Band: A (£1556 Per Year)
- EPC Rating: D
- Lease length was 999 years dated from 30th July 2004
- Heating: Gas Central Heating
- Internet: Estimated 67Mbps with BT Fibre 2 (According to uswitch.com)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 