

32 Fairwaters, Longford Lane - TQ12 3EA

£135,000 Leasehold

Over 60's Only • Beautiful Communal Grounds • Duck pond • Retirement living • 1st Floor Flat • Stair lift • Gas Central Heating • Double Glazing • Great Location • Babbling Brook


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 1 Bank Street
Newton Abbot TQ12 2JL



Introducing this immaculately presented one bedroom apartment, located on the first floor of a well-maintained development. Situated in a peaceful and desirable location. This retirement property exclusively caters to the needs of those aged 60 and above.

Upon entering, you will find a welcoming hallway leading to a spacious lounge/diner, offering a perfect space for relaxation and entertaining guests. The kitchen is conveniently adjacent, boasting practicality and ample storage.

The double bedroom is generously sized, providing a comfortable retreat with plentiful natural light. A well-appointed wet room, featuring shower, low-level WC and wash hand basin, adds to the overall appeal of this delightful abode.

This apartment benefits from double glazing throughout, ensuring warmth and energy efficiency. Gas central heating further enhances comfort, offering a cosy ambience throughout the year.

Reserved parking space is included, guaranteeing convenience for residents. Residents will also have the privilege of enjoying the tranquil communal gardens, adorned with streams and a babbling brook, providing a serene setting for moments of relaxation.

This leasehold property is a wonderful investment, offering an idyllic and secure lifestyle for retirees. It is important to note that this development does not permit pets, ensuring a peaceful and harmonious environment.

In summary, this well-presented one bedroom apartment represents an exceptional opportunity for those seeking a retirement property in a quiet location. Every room features emergency alarm pullcords for your safety, which signals the on-call department.

The freehold of the estate is owned by the majority of residents. Part of this freehold is included in the sale.

Early viewing is highly recommended to fully appreciate the benefits that this delightful home has to offer.

Useful Information

Teignbridge council tax band B (£1761 Per year)

No Pets allowed

Over 60's only

EPC rating C

Gas, water and electric supplied

The property is leasehold (999 years from 24th June 1991)

A guest suite is available for visitors.

Maintenance fees include the emergency call system, buildings insurance, window cleaning and the maintenance of the grounds and communal areas, currently at £143.50 per month, subject to change.



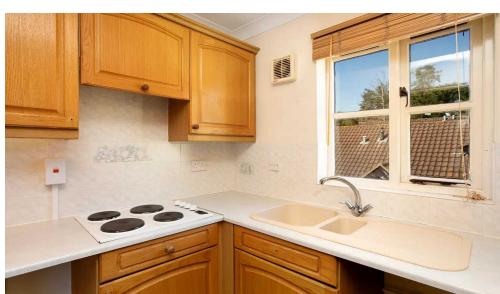
Measurements

Kitchen - 8'4 × 6'1

Lounge/diner - 15'3 × 10'2

Bathroom - 6'6 × 5'5

Bedroom - 12'7 × 8'11

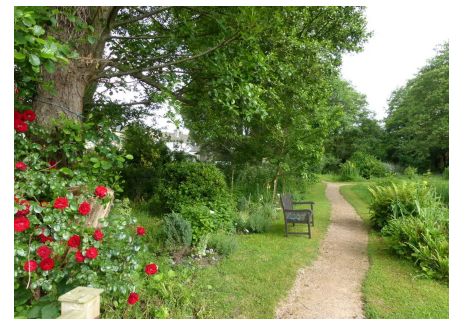


Immaculate one bed retirement apartment in a peaceful location. Spacious lounge/diner, well-appointed kitchen, generous double bedroom, and a bathroom with bath/shower. Double glazing and gas central heating. Includes parking space and access to communal gardens. No pets. Early viewing recommended.

Ground rent is fixed at £50 per annum.

Council Tax band: B

Tenure: Leasehold



Over 60's Only

Beautiful Communal Grounds

Duck pond

Retirement living

1st Floor Flat

Stair lift

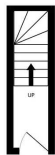
Gas Central Heating

Double Glazing

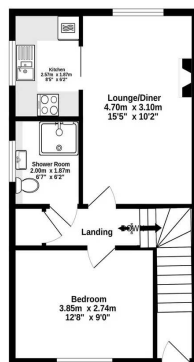
Great Location

Babbling Brook

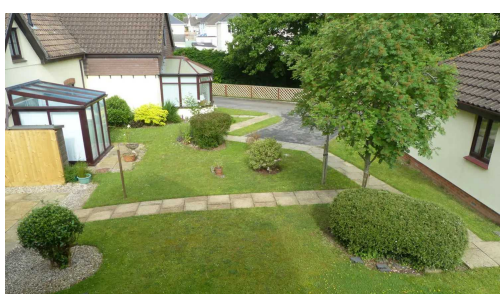
Ground Floor
4.1 sq.m. (56 sq.ft.) approx.



First Floor
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA: 46.4 sq.m. (500 sq.ft.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(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	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	