A spacious first-floor apartment with two double-bedrooms, in a quiet position overlooking Forde Park in the market-town of Newton Abbot.

Flat 1, 14 Forde Park | Newton Abbot | TQ12 1DD
PROPERTY TYPE
First Floor Apartment

SIZE
688 sq ft

LOCATION
Town

AGE
Victorian (1837 - 1901)

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
1

WARMTH
Gas Central Heating

PARKING
Garage & Off Road Parking

OUTSIDE SPACE
Beautiful Communal Gardens

EPC RATING
71

COUNCIL TAX BAND
B

in a nutshell...
- Spacious rooms
- Neutral décor throughout
- Garage
- Beautiful communal gardens
- Light living/dining room
- Dual aspect windows with beautiful views
- High and low fitted kitchen units
- High ceiling bedrooms
- Ample storage
A spacious first-floor apartment with two double-bedrooms, a garage and communal gardens in a quiet position overlooking Forde Park in the market-town of Newton Abbot and with easy access to the A380 to Torbay, Exeter and the M5.

One of four apartments converted from a substantial Victorian Villa, it is spacious with light and neutral decor throughout and feels warm with gas central heating and double glazing.

An intercom remote access system provides secure entry into a communal lobby and a staircase rises to the first-floor and the entrance to the apartment.

The entrance hallway is carpeted and has a cupboard just inside the door containing a condensing combi-boiler providing the heating and hot water on demand. Steps lead up to a spacious and light living/dining room which has stripped floorboards, probably original and is filled with light from dual-aspect windows from where there are views over the beautiful Forde Park. The dining area has an opening in the wall to the kitchen and plenty of space for four around a table, perfect for any occasion.

A kitchen to the side has a durable tile-effect vinyl floor and a range of fitted high and low-level units providing plenty of cupboard space together with loads of roll-edged worktop space complete with tiled splashbacks. There is a gap for a cooker with an extractor hood above, floor space for an upright fridge/freezer and space beneath the worktop for a washing machine and dishwasher.

There are two double-bedrooms both with high ceilings and plenty of light and the bathroom has a durable vinyl floor and fully-tiled walls containing a bath with a shower above, a WC and a pedestal basin all in white. The hallway has an airing cupboard and a hatch in the ceiling provides access to the loft where there is a drop-down ladder for convenience, a light and plenty of additional storage space.

Outside, there is a single garage in a block and plenty of additional shared parking. There are well-maintained communal gardens with lawns and areas for drying clothes and all with the stunning Forde Park on your doorstep.

Lease details – 940 years from 2018. Service Charge £60 pcm including window cleaning, gardener and external maintained.

what the owner loves most…

“Looking out to the beautiful, peaceful views of Forde park.”
Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.
bear in mind…

The property’s idyllic location close to the vast amenities that Newton Abbot has to offer.
The location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping
Late night pint of milk: Sainsbury’s Local: 0.6 mile
Town centre: Newton Abbot: 0.6 mile
Supermarket: Sainsbury’s 0.5 mile

Relaxing
Teignmouth Beach: 6.5 miles
Park: Forde Park
Courtenay Park: 0.4 mile/Baker’s Park: 1.2 miles
Leisure Centre: Newton Abbot: 1.4 miles

Schools
Primary School: Decoy Community Primary School: 0.5 mile/
Wolborough C of E Primary School: 1.5 miles
Newton Abbot College 1.2 miles / Coombeshead Academy: 2 miles

Travel
Bus stop: Church Road: 0.2 mile
Train station: Newton Abbot: 0.3 mile
Main travel link: A380 Penn Inn roundabout: 0.7 mile
Airport: Exeter 20 miles

Please check Google maps for exact distances and travel times.
Property postcode: TQ12 1DD

how to get there...

Starting from our office on Queen Street, proceed toward the train station. Proceed past the station and continue on Station Road (A381). Merge into the right hand lane and turn right. Turn right onto Station Road and take the first turning left onto Forde Park. Continue to the end of the road where the property can be found on the right.
Need a more complete picture? Get in touch with your local branch…

Tel 01626 362 246
Email newton@completeproperty.co.uk
Web completeproperty.co.uk

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79 Queen Street
Newton Abbot
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